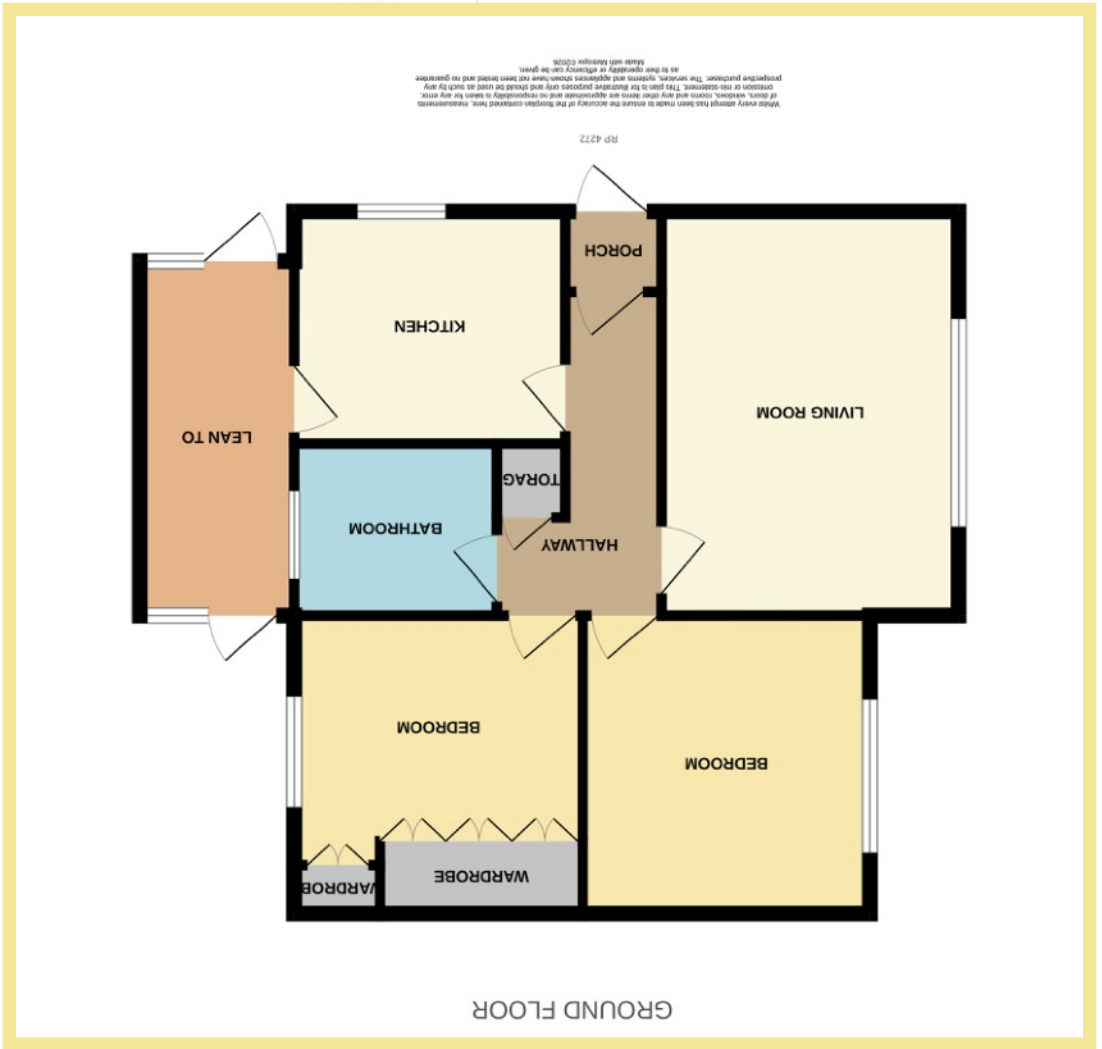


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

54 Tan Yr Allt Avenue  
Mochdre  
Conwy  
LL28 5AP



# TWO BEDROOM ELEVATED SEMI DETACHED BUNGALOW

## Description

This two bedroom semi-detached bungalow is situated in the popular & convenient residential area of Mochdre. Walking distance into the village with it's local shops, schools & other amenities.

The property benefits from UPVC double glazing and gas central heating.

Viewing is highly recommended to appreciate the spacious accommodation with far reaching views.

The property briefly comprises, hallway with storage cupboard, spacious living room with far reaching views, kitchen with access to lean to which can be used as a utility area, two double bedrooms and a shower room. To the outside, there is a driveway with a paved, tiered garden.

The rear garden is enclosed with steps lead up to laid lawn area with mature shrubs and decked sitting area.

- ✓ SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ ENJOYING FAR REACHING VIEWS
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN
- ✓ FREEHOLD

## Lounge

15' x 11' 1" (4.56m x 3.39m)



## Kitchen

10' 1" x 8' 9" (3.07m x 2.67m)



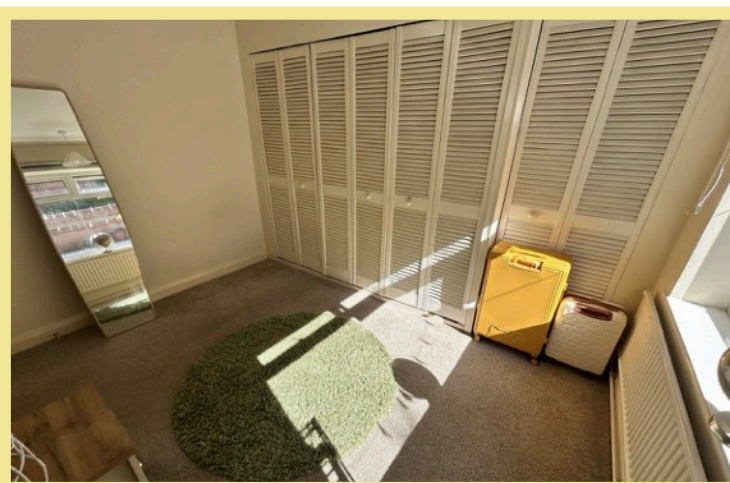
## Bedroom One

10' 11" x 7' 6" (3.32m x 2.28m)



## Bedroom Two

11' 3" x 9' 4" (3.44m x 2.85m)



## Shower Room

7' 10" x 5' 6" (2.35m x 1.76m)



## Location

The property is located in a popular residential area. Mochdre has a range of shops and other facilities and is conveniently located for the A55 dual carriageway for easy access to the North Wales coastline, Eryri (Snowdonia) and to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, continue into Mochdre, turn left onto Tan Yr Allt Avenue.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band: D  
Tenure: Freehold.

## 2 Bedroom Semi Detached Bungalow

54 Tan Yr Allt Avenue  
Mochdre  
Conwy  
LL28 5AP

**£180,000**

Reference Number:RP42672  
17/4/2026

Fletcher & Poole,  
1A Penrhyn Avenue, Rhos on  
Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email:  
[rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

