Property to Let

Rent pcm - £675.00 Fees apply

Ref. **87**

Date available: 10th November 2018



18 Orchard Grove
Mochdre
LL28 5AH

Unfurnished
Semi-Det Bungalow
2 Bedrooms & Loft Room
1 Reception
1 Bathroom
Double Glazing
Heating - GCH
Parking – Driveway
Garage – Yes (Single)
Off Road Parking Spaces: 1
Garden - Yes
Tax Band (C) Obtained from www.voa.gov.uk – checked 20/09/18
Rent pcm - £675.00 excluding, water, council tax, electricity and gas charges.
Deposit: (£775.00)

The Property: A detatched Three Bedroomed refurbished well preserved semi detatched bungalow with the benefit of a loft conversion, giving a spacious room which can be utilised as a third bedroom or hobbies room, with a modern fitted kitchen and bathroom. The décor is neutral with complimentary coloured carpets.

Location: Situated in a cul-de-sac position on the edge of the Village of Mochdre, close to the resort towns of Colwyn Bay and Rhos-on-Sea and within 3 miles travelling distance of the A55 at Llandudno Junction or Rhos-on-Sea. There is also a mainline railway station for the Holyhead to London line. The resort town of Llandudno is within 6 miles.

Accommodation comprises:

uPVC double glazed door on side leads into …

Entrance Porch: Glazed door leads into Entrance Hall. Ceiling light point. Door gives access to staircase to Loft Conversion.

Lounge: Ceiling light point. Central heating radiator. uPVC double glazed window to front.

Kitchen: Modern beech effect fitted units with stainless steel handles and complimentary worktops. Space and fitted with cooker. Space and plumbing for an automatic washing machine. Ceiling light point. uPVC double glazed window to front.

Bathroom: Three piece white modern suite comprising panelled bath with electric shower above. Pedestal wash hand basin and WC. Complementary tiling to walls. uPVC double glazed window with obscure patterned glass. Chrome ladder style radiator. Ceiling light point.

Bedroom 1: uPVC double glazed window to rear. Ceiling light point. Central heating radiator.

Bedroom 2: uPVC double glazed window to rear. Ceiling light point. Central heating radiator.

Stairs rise from Entrance Hall to First Floor:

Loft Conversion: Ceiling light point. Velux window. Ideal as Master Bedroom or Hobby Room.

General Description: Concrete driveway leads down to single garage. Front garden filled with a variety of flowering shrubs and a holly bush. Rear garden has flower borders.

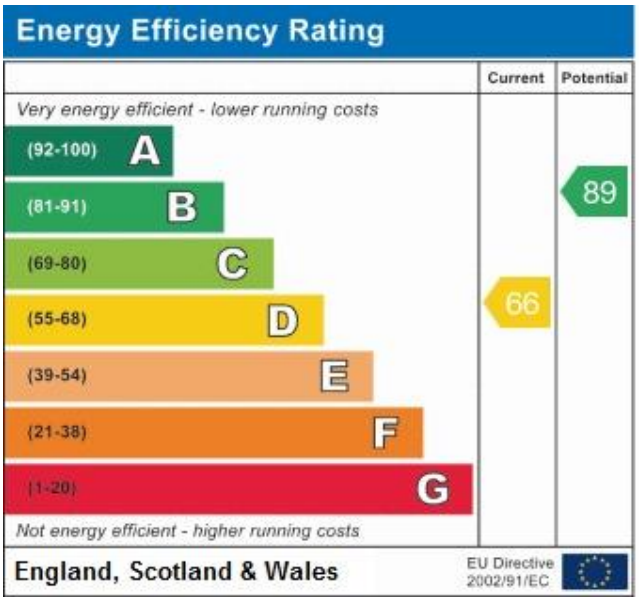
Directions: From office follow Conwy Road right to roundabout and take 3rd exit passing the 'Afon Conwy Travel Lodge' and continue towards Mochdre. Go through the centre passing the shops and Peugeot Garage on your left and take right turning onto Bevan Avenue. Take 2nd right into Orchard Grove, property will be seen on the right hand side.

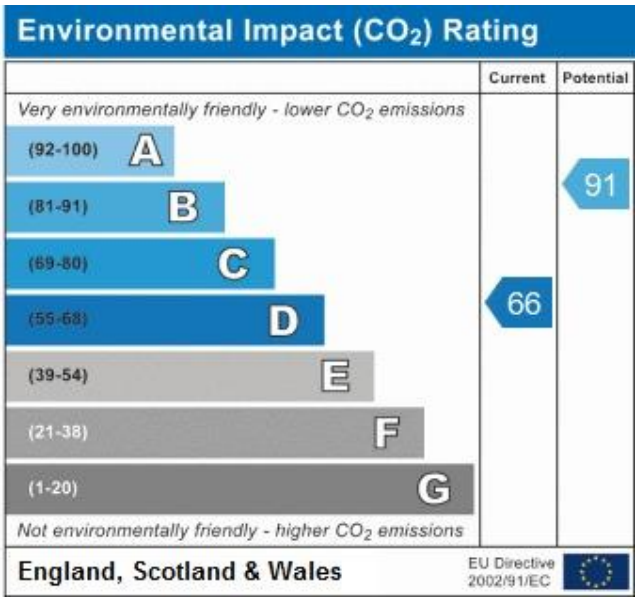
Services: Water, electricity and gas.

Restrictions: The property is available to let on an Assured Shorthold Tenancy agreement subject to satisfactory financial, credit check and employment references. Sorry: No Pets No Smokers & No Students. Tenancy admin fees may apply when renting a property.

To view this property, please contact our office immediately (01492 572213). Similar well-maintained properties always required to meet the current demand.







Fees apply

A non-returnable referencing fee of £75.00 per person must accompany each application. Once successful a reservation fee equal to one months' rent is required. This is non-refundable should the applicant not go ahead with the tenancy but will be refunded if the Landlord does not proceed. A minimum security deposit equal to one month's rent plus £100.00 and an admin fee of £150.00 are payable before the tenancy start date (there will be an additional £100.00 fee if an animal is allowed at a property).

Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give notice that- these particulars including measurements are intended as a general guide and do not Constitute nor-Constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.