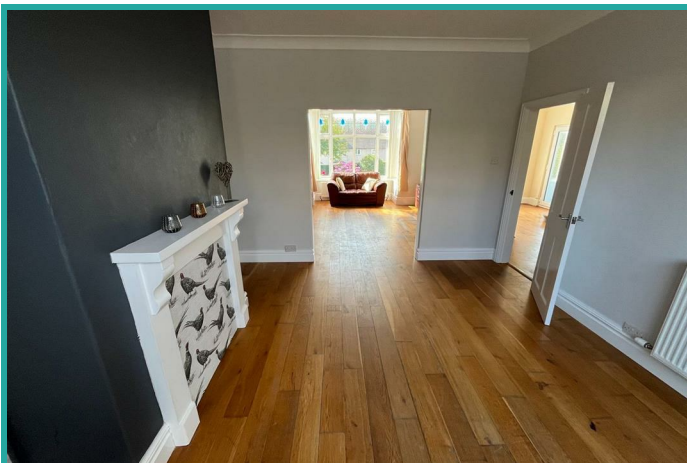


**303 Conway Road, Mochdre  
Colwyn Bay LL28 5AL**



**Asking Price £295,000**

## 303 Conway Road, Mochdre, Colwyn Bay LL28 5AL

A spacious character SEMI DETACHED FAMILY HOME with GARAGE & PARKING. The property occupies a large sized plot on the corner with Bevan Avenue, enjoying a good degree of privacy and from the upper front elevations there are distant hill and mountain views. From the FRONT PORCH is the HALLWAY, UTILITY ROOM, THROUGH LOUNGE & DINING ROOM, KITCHEN, REAR HALL and W.C, FIRST FLOOR 4 BEDROOMS & BATHROOM. The house is gas centrally heated and windows double glazed. The house is within a short walk of Mochdre Village and Primary School and regular bus services pass the door to Colwyn Bay. Tenure Freehold, Council Tax Band D. Awaiting EPC. Ref CB8073

### Entrance Porch

Inner door to Hallway, oak style flooring, central heating radiator, double glazed, coved ceilings

### Utility Room

7'6 x 4'11 (2.29m x 1.50m)

Plumbing for washing machine, double glazed, central heating radiator

### Lounge

15'9 x 12'3 (4.80m x 3.73m)

Feature fireplace opening, double glazed square bay window, central heating radiator, oak style flooring, opening to

### Dining Room

14'7 x 12' (4.45m x 3.66m)

Oak style flooring, double glazed, central heating radiator, serving hatch, coved ceilings

### Kitchen

15'7 x 11'9 (4.75m x 3.58m)

Double glazed, single drainer sink unit, base cupboards and drawers with work top surfaces, wall units, dishwasher, central heating radiator, freezer alcove

### Rear Porch

Double glazed back door, W.C, central heating radiator, double glazed, Vaillant central heating boiler

### First Floor

Stairway from Hall to First Floor and Landing, double glazed

### Bedroom 1

15'3 x 12'6 (4.65m x 3.81m)

Double glazed window to front aspect, distant hill views, central heating radiator

### Bedroom 2

14'6 x 11'10 (4.42m x 3.61m)

Double glazed, central heating radiator, double door wardrobe cupboard

### Bedroom 3

11'10 x 10'8 (3.61m x 3.25m)

Double glazed, central heating radiator

### Bedroom 4

10'3 x 8'11 (3.12m x 2.72m)

Double glazed and porthole window, laminate flooring, central heating radiator, double glazed

### Bathroom

9'11 x 8'3 (3.02m x 2.51m)

Panel bath, pedestal wash hand basin, w.c, shower unit, tiled floor, 2 double glazed windows, central heating radiator

### Outside

Driveway off Bevan Avenue to the SINGLE GARAGE. Large corner gardens, well laid out and kept with side lawn, hedges, paved patio area and sleepers, the front garden is laid with slate chippings enclosed by hedges, 2 wood stores

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

### OFCOM MOBILE & BROADBAND

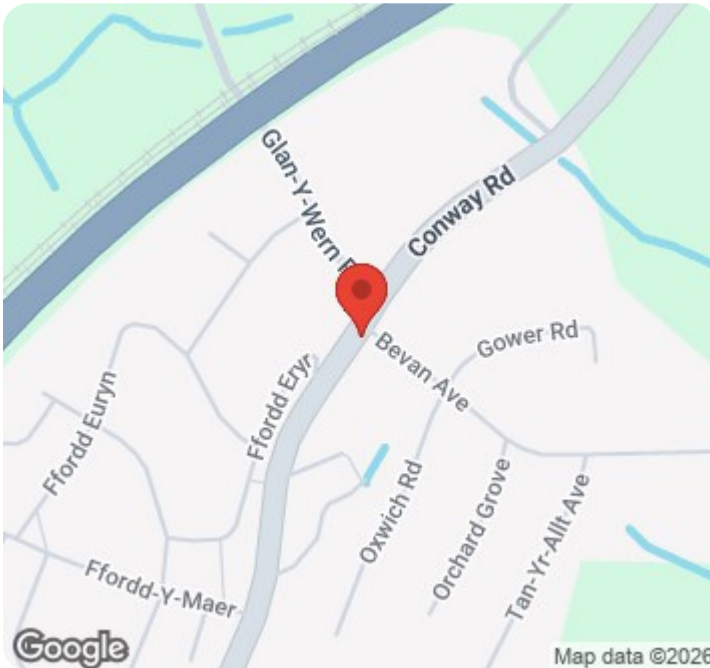
Results for HILLSIDE, 303, CONWAY ROAD

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home  
O2 - Good outdoor, variable in-home  
Three- Good outdoor and in-home  
Vodafone - Good outdoor

Broadband - Standard 12 Mbps 1 Mbps Good Superfast 80 Mbps 20 Mbps Good Ultrafast 1800 Mbps 220 Mbps





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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