

We endeavour 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 travelling some distance to view the property.



# Spacious Three Bedroom Detached Family House On A Large Plot With Wrap Around Gardens & Garage

## Description

"The Old Orchard" is a spacious, detached three bedroom family house. Situated on a large plot with wrap-around gardens and garage in the convenient location of Mochdre.

Walking distance to the village centre with it's local shops, schools and other amenities. A short drive from both Llandudno Junction & Colwyn Bay.

To the front and side there is a large wrap-around garden, lawned with hedged borders, raised terrace with summer house, gravelled patio seating area and steps on either side of the property leading up to the garage at the rear.

The garage can be accessed via a road at the rear and underneath the garage is an outbuilding/store room.

The accommodation comprises of:-

Entrance porch, hallway, spacious lounge, a multi-fuel stove with back burner that heats the water and radiators throughout the house, kitchen/diner with patio doors out onto the garden, 2nd sitting room with log burner opening into the office which has access into the rear garden area, downstairs shower room and storage cupboard.

Stairs in the hallway lead up to three double bedrooms, one with a range of fitted wardrobes and family bathroom with separate shower.

The property benefits from UPVC double glazed windows and doors throughout.

Early viewing is recommended to appreciate this spacious family home, the potential it offers and it's convenient location.

- ✓ SPACIOUS THREE BEDROOM DETACHED FAMILY HOUSE
- ✓ SITUATED ON A LARGE PLOT
- ✓ WRAP-AROUND GARDENS WITH SUMMER HOUSE
- ✓ OUTBUILDING/STORE ROOM
- ✓ GARAGE
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS AND AMENITIES



3 Bedroom  
Detached  
House

The Old Orchard  
Dolwyd  
Mochdre  
LL28 5HR

**£375,000**

OIRO

Reduced From £395,000

Reference Number: RP4188

27/01/26

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)

m

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





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#### Porch

3.46m x 1.29m (11'4" x 4'3")

#### Hallway

3.86m x 1.73m (12'8" x 5'8")

#### Lounge

6.49m x 4.24m (21'4" x 13'11")

#### Kitchen/Diner

6.49m x 4.24m (21'4" x 13'11")

#### Second Sitting Room

5.53m x 2.33m (18'2" x 7'8")

#### Office

3.46m x 2.88m (11'4" x 9'6")

#### Shower Room

2.19m x 1.63m (7'2" x 5'4")

#### Bedroom One

4.16m x 3.92m (13'8" x 12'10")

#### Bedroom Two

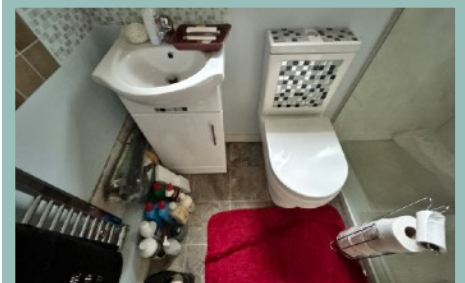
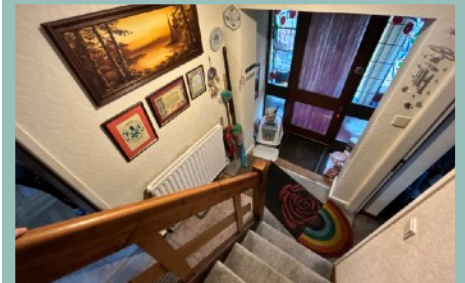
4.68m x 3.64m (15'4" x 11'11")

#### Bedroom Three

3.19m x 2.70m (10'6" x 8'11")

#### Bathroom

2.52m x 2.44m (8'3" x 8'0")



## Garage

6.52m x 4.44m (21'5" x 14'7")

## Outbuilding/Store Room

4.75m x 4.08m (15'7" x 13'5")



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		

## Location

The property is located in the small hamlet of Dolwyd. It is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office 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 through Mochdre, follow the road into Dolwyd.

Council Tax Band: "D" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band E

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