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www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	72 C	
81-91	B		85 B
92+	A		



37 Bevan Avenue
Mochdre
Conwy
LL28 5AF

TWO BEDROOM SEMI DETACHED BUNGALOW WITH COUNTRYSIDE VIEWS

Description

This two bedroom semi detached bungalow is situated in an elevated position with far reaching countryside views in the popular & convenient residential area of Mochdre. Walking distance into the village with local shops & other amenities and short drive to both Llandudno & Colwyn Bay for further amenities. The property has been recently redecorated throughout with a modern fitted kitchen and bathroom. The accommodation briefly comprises of hallway, lounge with French doors onto the raised terrace, modern fitted kitchen, two bedrooms and family bathroom. There is also a boarded attic with a window which can be used as an extra office space and spacious storage rooms in the basement. To the front there is off road parking and paved patio sitting area, the garden is mainly laid to lawn from the rear garden there is an access to the basement. The property benefits from UPVC double glazing and gas central heating throughout. Viewing is essential to appreciate the well planned accommodation and location with far reaching countryside views.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW WITH COUNTRYSIDE VIEWS
- ✓ SITUATED IN THE CONVENIENT LOCATION
- ✓ REDECORATED THROUGHOUT WITH MODERN FITTED KITCHEN & BATHROOM
- ✓ SPACIOUS ATTIC & STORAGE SPACE
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

12' 10" x 10' 10" (3.90m x 3.30m)



Kitchen

7' x 7' (2.13m x 2.13m)



Bedroom One

12' 10" x 10' 10" (3.90m x 3.30m)



Bedroom Two

11' x 8' 10" (3.34m x 2.69m)



Bathroom

7' 8" x 6' (2.33m x 1.82m)



Cellar Room One

12' 6" x 11' (3.81m x 3.35m)

Cellar Room Two

15' x 11' (4.57m x 3.35m)

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 Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn 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 Bevan Avenue. Follow the road to the top and the property can be found on the left hand side.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Freehold.

2 Bedroom Semi Detached Bungalow

37 Bevan Avenue
Mochdre
Conwy
LL28 5AF

£199,950

Reference Number:RP4250
30/3/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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
web: www.fletcherpoole.com

