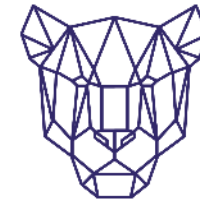
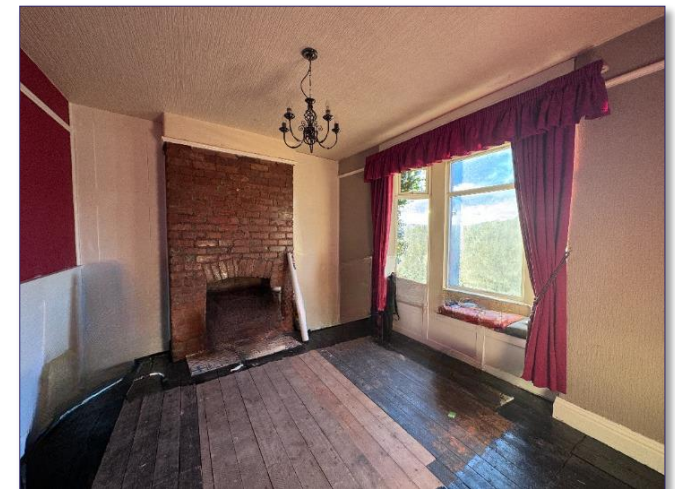


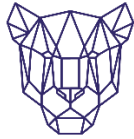
12 Wern Crescent, Mochdre,
Conwy, LL28 5AN



PANTERA
PROPERTY



12 Wern Crescent, Mochdre, Conwy, LL28 5AN
£130,000



**PANTERA
 PROPERTY**

- Mid terraced house
- Room to improve
- Vacant Possession
- Three bedrooms
- No Onwards Chain
- EPC Rating D

Contacts:

To enquire about this property or for further information, please get in touch with:

Charley Flatt

0330 118 6610

charley@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

DESCRIPTION

Pantera Property offer to the market a three-bedroom mid terraced house, providing a rear garden. The property offers a great opportunity to add value.

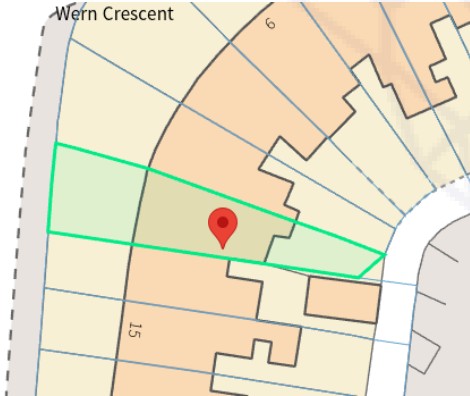
The property offers two reception rooms, kitchen, the house bathroom and three bedrooms.

LOCATION

The property is located in Mochdre, on Wern Crescent, which can easily be accessed off Conway Road. Specifically, the property is situated in a predominately residential area with an range of local amenities within walking distance to include leisure facilities, shops and cafes.

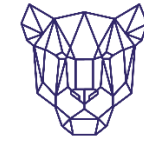
VIEWINGS

Please call Charley at Pantera Property for viewing arrangements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





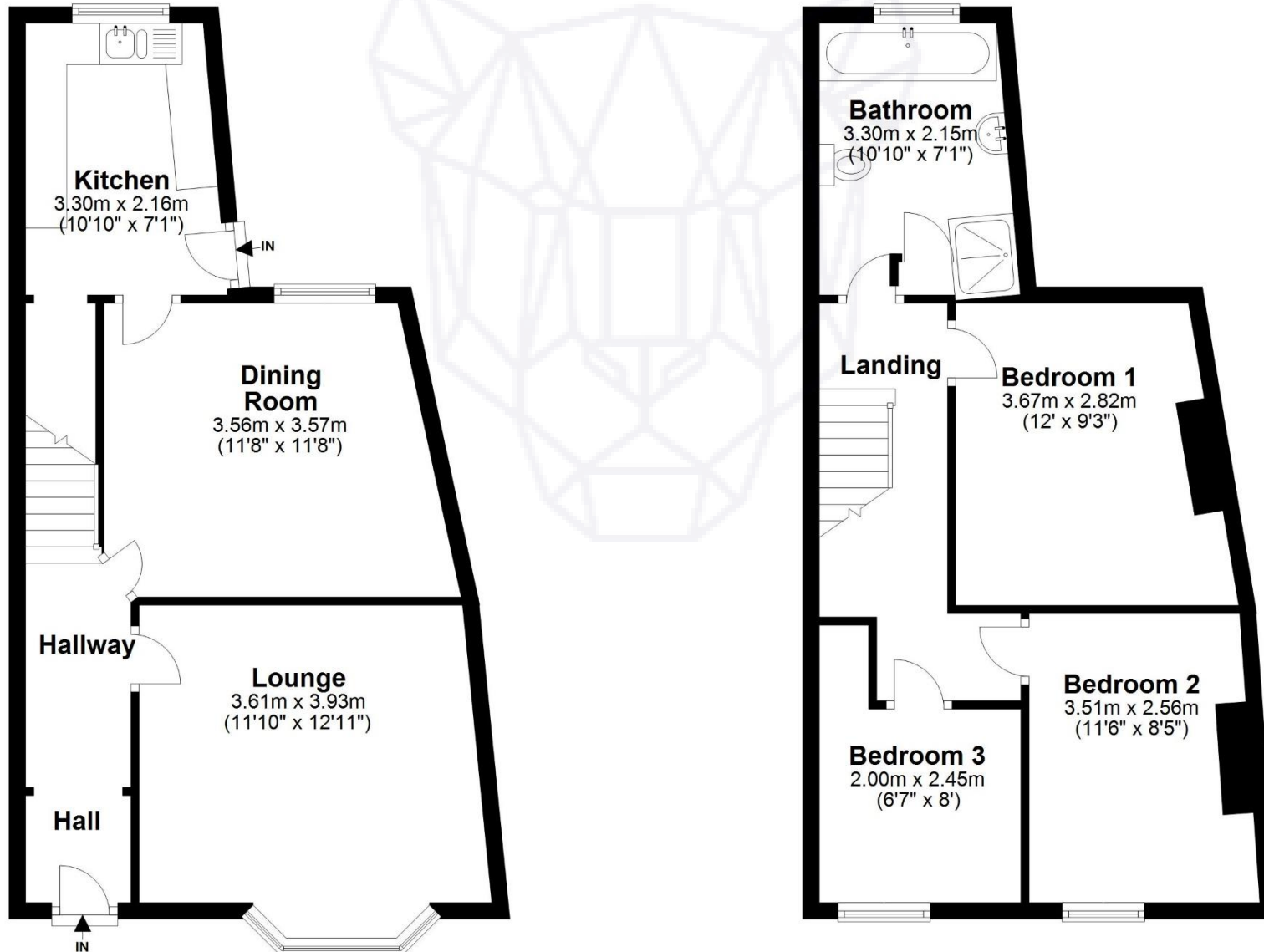
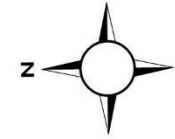
PANTERA
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Ground Floor



Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

12, Wern Creasant, Mochdre, Colwyn bay