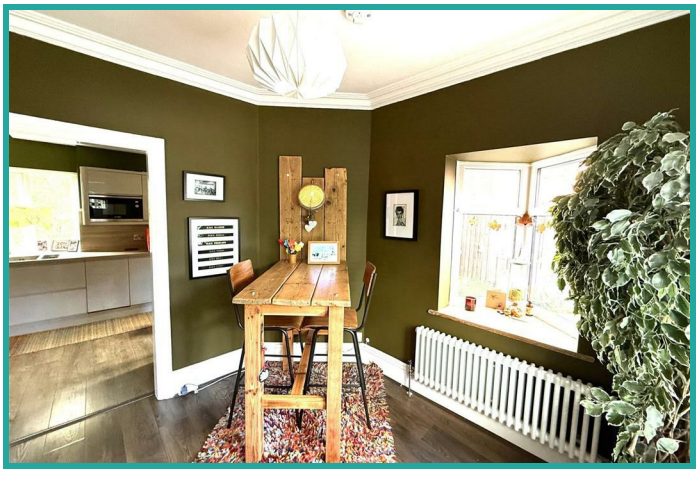
STERLING
ESTATE AGENTS & VALUERS

Bryn Teg 12 Dingle Hill, Colwyn Bay
North Wales LL29 7SW







£269,950

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Bryn Teg 12 Dingle Hill, Colwyn Bay, North Wales LL29 7SW

Undoubtedly one of the nicest character SEMI DETACHED HOUSES in the area, beautifully updated and tastefully decorated by the present owners which can only be appreciated by an internal inspection. The house enjoys a private wooded aspect at the rear, within a few minutes walk of Eirias High School, Leisure Centre and Ysgol Bod Alaw. At the end of the road regular bus services run along Abergele Road into the town centre. Of particular note is the very useful lower level comprising PLAYROOM/GARDEN LOUNGE, WORKROOM & UTILITY ROOM. These rooms are accessed by an internal staircase from the kitchen. On the ground floor is the RECEPTION HALL, LARGE DOUBLE ASPECT LOUNGE with Juliet Balcony, FITTED KITCHEN BREAKFAST ROOM, 3 BEDROOMS UPSTAIRS and a SPACIOUS MODERN BATHROOM & SHOWER. Gas centrally heated and windows double glazed. OFF ROAD PARKING. Tenure Freehold, Council Tax Band C. Energy Rating 66D Potential 77C NO ONGOING CHAIN. Ref CB8119

Entrance
Double glazed front door to

Reception Hall
10'5" x 8'6" (3.2 x 2.6)
Wood grain style flooring, central heating radiators, 2 double glazed windows

Spacious Double Aspect Lounge
23'7" x 9'6" (7.2 x 2.9)
A lovely character room with huge pine fireplace surround feature brick opening, double glazed window to front and double glazed french doors and Juliet balcony to the rear and wooded aspect,, 2 central heating radiators, coved ceilings, range of 6 base storage cupboards

Fitted Kitchen Breakfast Room
14'5" x 10'9" (4.4 x 3.3)
Range of grey gloss style base cupboards and drawers with wood grain effect work top surfaces, 3 double glazed windows and back door, 4 ring induction gob unit, pan drawers, stainless steel sink unit, built in microwave, Worcester gas fired central heating boiler, Bosch double oven, fridge freezer, 'hidden' floor hatch opens with gas absorbers leading down to the spacious basement rooms

First Floor
Stairway from Hall to First Floor and Landing, double glazed leaded window

Bedroom 1
12'1" x 10'2" (3.7 x 3.1)
Double glazed, central heating radiator, wardrobe cupboard

Bedroom 2
10'2" x 9'10" (3.10m x 3.00m)
Double glazed, central heating radiator

Bedroom 3
8'6" x 7'10" (2.6 x 2.4)
Double glazed, central heating radiator

Large Modern Bathroom
10'5" x 8'10" (3.2 x 2.7)
Spacious L shaped room part of which originally formed bedroom 4, modern suite of oval tub bath, floor standing waterfall taps, pedestal wash hand basin, w.c, grey tiled walls and floor, 2 heated towel radiators, double shower cubicle and unit, cylinder airing cupboard

Lower Level

Playroom or Gym
19'9" x 8'2" (6.02 x 2.5)
Double glazed french doors to gardens, central heating radiator, tiled floor, timber bar unit

Workroom
9'6" x 7'10" (2.9 x 2.4)
Power & light laid on

Laundry Room
13'5" x 9'2" (4.1 x 2.8)
Plumbing for washing machine, door to outside

The Gardens
Private rear garden having a wooded aspect. Small front garden and driveway with off road parking

AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site 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 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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

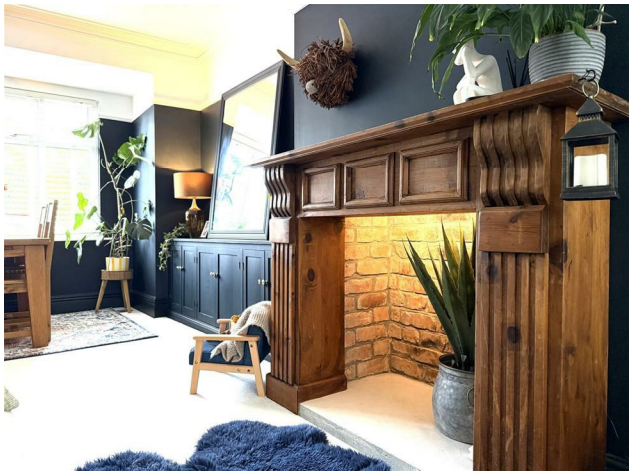
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

MOBILE BROADBAND CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.
Standard 14 Mbps 1 Mbps
Good Superfast 77 Mbps 20 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

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
O2- Good outdoor
Three- UK Good outdoor
Vodafone_ Good outdoor



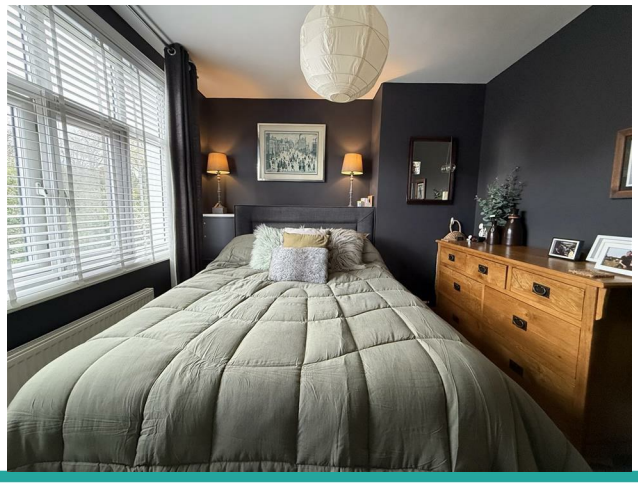


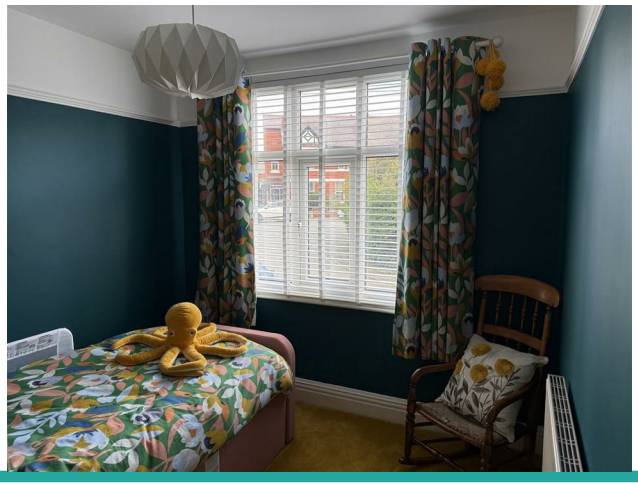






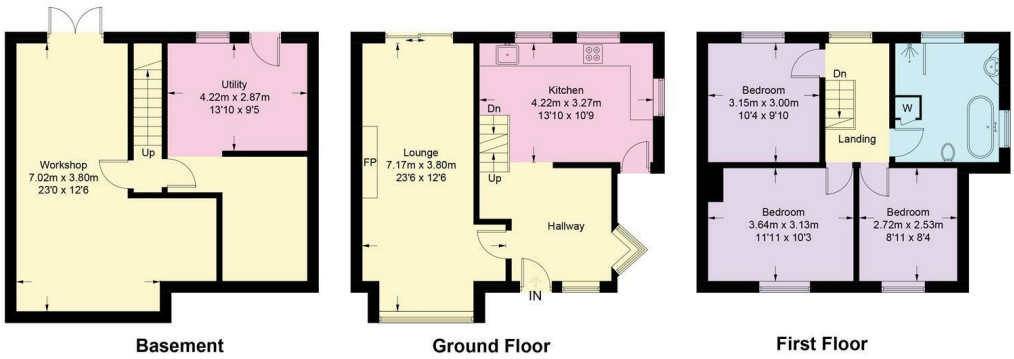






12 Dingle Hill, Colwyn Bay, LL29 7SW

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft
Basement = 51.9 sq m / 559 sq ft
Total = 144.7 sq m / 1558 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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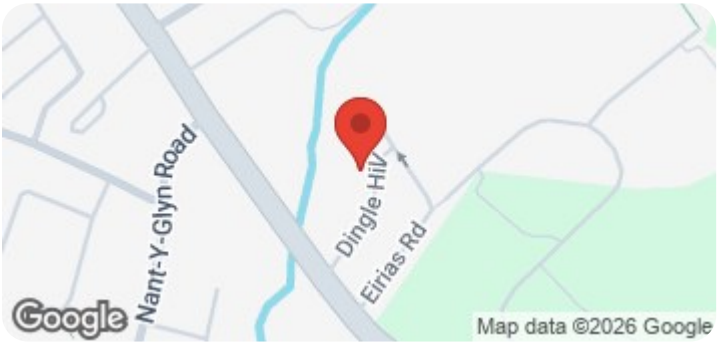

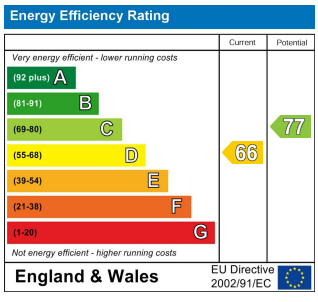

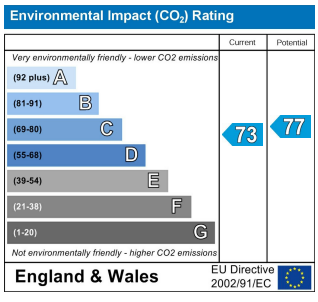

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