STERLING
ESTATE AGENTS & VALUERS

156 Dinerth Road, Rhos-on-Sea
Colwyn Bay LL28 4YF







£249,000

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A deceptively spacious family home located half way along Dinerth Road having a pleasant outlook from the front overlooking the distant fields and to Penrhyn bay and Penrhynside. Brick built with pebble dashed elevations beneath a slate roof the extended accommodation briefly affords PORCH, HALL, BATHROOM, LOUNGE OPENING INTO THE LIVING DINING ROOM, L SHAPED KITCHEN BREAKFAST ROOM, FIRST FLOOR BEDROOM 1 with DRESSING ROOM, 2 FURTHER BEDROOMS (bedroom 2 being in two rooms, ideal for teenager), SHOWER ROOM and DRESSING ROOM. Of particular note is the LARGE WORKROOM on the side of the house which leads into the GARAGE. From front to back the total measurement is about 44' The front garden provides off road parking and there is a larger rear garden. Tenure Freehold, Council Tax Band D. Energy Rating 72C 82B. Ref CB8057

Front Porch
Double glazed front door, tiled floor, inner door to

Hall
Double glazed side window, under stairs cupboard, central heating radiator

Ground Floor Bathroom
6'10" x 6'9" (2.09 x 2.06)
Panel bath, pedestal wash hand basin, w.c, double glazed, central heating radiator, part tiled walls

Lounge
12'5" x 11'9" (3.8 x 3.6)
Double glazed window to front aspect overlooking the distant views, brick fireplace and side plinth, gas fire, central heating radiator, opening to

Living Room
11'5" x 9'6" (3.5 x 2.9)
Quarry tiled floor, central heating radiator, louvre door cupboard, store room off

L Shaped Kitchen Breakfast Room
18'0" x 17'8" and 8'10" x 4'11" (5.5 x 5.4 and 2.7 x 1.5)
Range of grey colour base cupboards and drawers and wood strip effect work top surfaces, 2 double glazed windows, central heating radiator, 4 ring gas hob unit, electric oven, cooker extractor hood, stainless steel sink unit, double glazed back door

First Floor
Stairway off the Hall to First Floor and Landing, loft ladder to attic space

Bedroom 1
9'2" x 9'2" (2.8 x 2.8)
Double glazed, central heating radiator

Dressing Room
11'5" x 3'7" (3.5 x 1.1)
Fitted 4 door mirror wardrobe unit

Bedroom 2
11'9" x 8'2" (3.6 x 2.5)
Double glazed, central heating radiator

Extended Bedroom 3
8'6" x 8'2" and 9'2" x 6'2" (2.6 x 2.5 and 2.8 x 1.9)
Double glazed, central heating radiator

Dressing Room
8'2" x 5'10" (2.5 x 1.8)

Shower Room
11'9" x 6'10" (3.6 x 2.1)
Double shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, tiled walls, 2 louvre door cupboards, gas central heating boiler, heated towel radiator

Built on Workroom
27'6" x 8'10" (8.4 x 2.7)
Double doors, opening into the garage

Garage
17'4" x 10'5" (5.3 x 3.2)

The Gardens
The front garden provides off road parking. Large rear garden laid to lawn, store shed, stone store

AGENTS NOTE
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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.

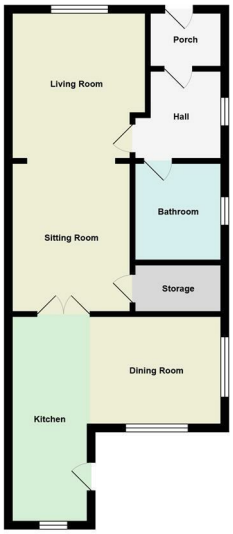




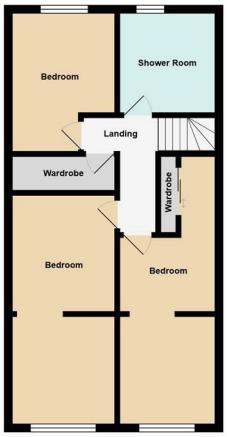








Ground Floor

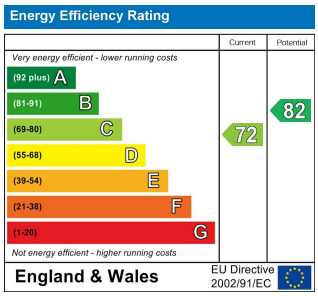


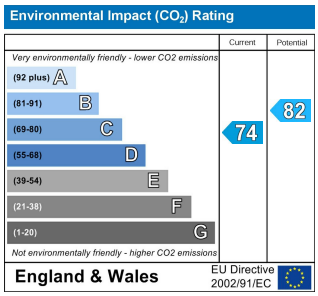
First Floor











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