



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

£329,500



STERLING
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This superbly extended SEMI DETACHED HOUSE offers a delightful blend of character and modern living. With 4 BEDROOMS, including a MASTER SUITE complete with BATHROOM and a BALCONY, this property is perfect for families seeking comfort and style. The heart of the home is undoubtedly the EXPANSIVE OPEN PLAN LIVING AREA, which seamlessly integrates a WELL FITTED KITCHEN with ample space for dining and relaxation. This inviting space flows effortlessly onto the patio gardens, creating an ideal setting for entertaining or enjoying quiet moments outdoors. The large rear gardens provide a wonderful backdrop, perfect for children to play or for gardening enthusiasts to cultivate their green fingers. Parking space for up to three vehicles on the driveway and GARAGE, a valuable asset in this desirable location. The distant hill views add a touch of tranquillity to the setting, making it a perfect retreat from the hustle and bustle of daily life. In summary, this semi-detached house on Dinerth Road is a remarkable opportunity for those seeking a spacious and well-appointed family home in a picturesque coastal area. With its blend of character, modern amenities, and generous outdoor space, it is sure to impress. Council Tax Band E. Tenure Freehold. Energy Rating 70C Potential 84B. Ref CB7902



Entrance

Solid oak front door to Hall, central heating radiator and cabinet, dado rail, double glazed, Walnut wood grain style Karndean flooring

Cloakroom

W.C, wash hand basin, gas central heating boiler, tiled floor, plumbing for washing machine

Through Lounge and Dining Room

26'4" x 11'9" and 12'5" (8.04 x 3.6 and 3.8)

Double glazed window to front aspect, Walnut wood grain style Karndean flooring, oak fireplace surround with marble back and hearth, opening to dining room, brick open coal fire, central heating radiator, double doors to

Super Fitted Family Kitchen Living Area

18'8" x 18'4" and 10'5" x 6'10" (5.7 x 5.6 and 3.2 x 2.1)

An L shaped room featuring a glazed vaulted ceilings, 4 double glazed velux windows and double glazed french doors leading onto the patio gardens, tiled floor, inset ceiling lighting, stainless steel sink, range of base cupboards and drawers in a 'Walnut Shaker' design, fridge freezer, larder cupboard, dishwasher, 5 ring gas hob unit, vertical radiator, pan drawers, double electric oven, 'Silestone' work top surfaces, suspended extractor fan, peninsular units and breakfast bar, Walnut wood grain style Karndean flooring

First Floor

Stairway off the Hall to First Floor and Landing

Bedroom 1

11'5" x 8'2" (3.5 x 2.5)

Central heating radiator, double glazed french doors onto the Balcony overlooking the rear gardens

En Suite Shower Room

6'2" x 4'11" (1.9 x 1.5)

Walk in shower unit, wash hand basin, w.c, heated towel radiator, tiled floor and walls, double glazed velux window

Bedroom 2

9'6" x 8'6" (2.9 x 2.6)

Double glazed, double door wardrobe cupboard, central heating radiator

Bedroom 3

9'2" x 8'10" (2.8 x 2.7)

Double glazed, central heating radiator, 9 fitted wardrobe cupboards with top stores, vertical radiator, dressing table

Bedroom 4

12'9" x 7'2" plus recess (3.9 x 2.2 plus recess)

Double glazed, central heating radiator and a small wardrobe over the recess

Bathroom

7'2" x 6'2" (2.2 x 1.9)

Oval bath, pedestal wash hand basin, w.c, tiled floor, shower unit and screen, double glazed, heated towel radiator

The Garage

Driveway at the side of the house leading to the SINGLE GARAGE, brick built with pebble dashed elevations, double doors,

The Gardens

Delightful rear gardens with flagged patio, partly covered by the balcony above, retaining walls and lighting, upper lawn area with borders, small private front garden

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.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Current	Potential	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>101 kWh A</p> <p>151 kWh B</p> <p>201 kWh C</p> <p>251 kWh D</p> <p>301 kWh E</p> <p>351 kWh F</p> <p>401 kWh G</p> <p>Not energy efficient - higher running costs</p>		<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>101 g/kWh A</p> <p>151 g/kWh B</p> <p>201 g/kWh C</p> <p>251 g/kWh D</p> <p>301 g/kWh E</p> <p>351 g/kWh F</p> <p>401 g/kWh G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		

