



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

£425,000



Undoubtedly one of the nicest BUNGALOWS in the area, updated and improved to a high standard and tastefully decorated throughout. The present owners have provided a lovely bungalow home ready to walk into and highly recommended for viewing. Of particular note are the private landscaped gardens IN A SUBSTANTIAL CORNER PLOT. and EXTENSIVE LOFT AREA which has potential to convert subject to local authority consent. From the FRONT PORCH is the HALLWAY, LARGE LOUNGE DINING ROOM, MODERN FITTED KITCHEN with halogen hob, 3 BEDROOMS, CONSERVATORY, MODERN SHOWER ROOM, LONG WIDENED DRIVEWAY LEADS TO GARAGE AND PROVIDES OFF ROAD PARKING FOR 4 CARS. , GAS C.H, DOUBLE GLAZING. Council Tax Band E, Tenure Freehold. Energy Rating 57D Potential 81B. Ref CB7916



Entrance

Double glazed front door to Porch, inner door to

L Shaped Hallway

Coved ceilings, central heating radiator, cloaks cupboard housing the Logic gas central heating boiler, fitted shelving, folding drop down ladder to extensive semi boarded loft area, useful accessible storage

Through Lounge Dining Room

17'11 x 12'9 (5.46m x 3.89m)

Double glazed square bay window, 2 central heating radiators, marble fireplace and hearth with down lights, living flame gas fire, serving hatch with inset star lighting, coved ceilings

Fitted Kitchen

11' x 10'6 (3.35m x 3.20m)

Range of grey gloss style base cupboards and drawers by Wren, quartz stone design work top surfaces, double glazed, single drainer sink unit, Induction hob unit, Hotpoint microwave, built in electric oven, cooker extractor hood, glazed door to Rear Porch, double glazed back door

Bedroom 1

12'10 x 11'6 (3.91m x 3.51m)

Fitted white gloss base wardrobe cupboards, bed lights, double glazed, coved ceilings, central heating radiator, 2 double door wardrobe units and 2 chest of drawers plus 2 bedside drawers

Bedroom 2

11'7 x 10'9 (3.53m x 3.28m)

Double glazed, fitted wardrobe unit with 3 sliding doors in a red, grey and cream design, coved ceilings

Conservatory

12' x 12' (3.66m x 3.66m)

Brick lower walls, windows double glazed with 'tilt n turn' opening lights, , access to rear garden

Bedroom 3

10' x 9'9 (3.05m x 2.97m)

Double glazed, coved ceilings, central heating radiator

Modern Bathroom

8'8 x 6'11 (2.64m x 2.11m)

Walk in double shower cubicle, vanity wash hand basin,

w.c, 2 double glazed windows, grey tiled walls, 2 vanity cupboards, heated towel radiator, shaver point

The Garage

17'10 x 8'11 (5.44m x 2.72m)

LONG WIDENED DRIVEWAY LEADING TO GARAGE PROVIDING OFF ROAD PARKING FOR 4 CARS. Single garage with electric roller shutter door, power & light laid on, useful Utility Room, plumbing for washing machine, 'Firestone' rubber roof installed 2021 and covered by a 25 year guarantee

The Gardens

These are a delightful feature of the bungalow which stands in a substantial corner plot, well screened and private from the road with mature trees, shrubs and plants. The gardens have been laid with bark to keep the weeds down, there are lovely private sitting areas and a paved patio area, again sheltered.

AGENTS NOTE

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statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.







AGENTS NOTES;

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