



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

£425,000



STERLING

ESTATE AGENTS & VALUERS

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

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.

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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.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. You cannot be held liable for any purpose and do not form any part of any agreement. No liability is taken for any price, omission or misstatement. A price must only be given for the purpose of the sale. Please see www.sterlingestates.co.uk for more information.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	83
101-105	B	64	83
81-100	C		
61-80	D		
41-60	E		
21-40	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	64

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A	83	83
101-105	B	64	83
81-100	C		
61-80	D		
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