



## 4 Dingle Hill, Colwyn Bay, LL29 7SW

**£129,950**

A self contained 1 or 2 BEDROOM GROUND FLOOR FLAT in this older style semi detached house. The property is located just off Abergele Road, around the corner from Eirias High School and Leisure Centre. Regular bus services run along the bottom of the road and Ysgol Bod Alaw is across from the main road. With vacant possession and NO ONGONG CHAIN the accommodation comprises COMMUNAL PORCH, HALL, LOUNGE, LARGE DINING ROOM & CONSERVATORY, BEDROOM, WET ROOM, KITCHEN, SUN LOUNGE, PRIVATE REAR GARDEN, GAS C.H, DOUBLE GLAZING. We understand the property is Freehold and the Council Tax Band is B. Energy Rating 59D Potential 70C. CB8003



### **Entrance**

Front door to Communal Porch, store cupboard, Inner Front Door to Hall, central heating radiator, coved ceilings, under stairs cupboard

### **Lounge**

**15'5" x 11'5" (4.7 x 3.5)**

Double glazed window to front and side, fireplace surround, dado rail, central heating radiator

### **Dining Room & Conservatory**

**20'4" x 9'6" (6.2 x 2.9)**

Central heating radiator, 2 double glazed windows, 2 double door wardrobe cupboards, base unit, door into the sun room. NOTE this room has been partitioned to provide an occasional second bedroom

### **Kitchen**

**10'2" x 7'6" (3.1 x 2.3)**

Single drainer sink unit, wall and base cupboards, double glazed, gas central boiler, central heating radiator

### **Sun Room**

**6'7" x 6'2" (2.01 x 1.9)**

Double glazed, central heating radiator

### **Wet Room**

**6'2" x 5'6" (1.9 x 1.7)**

Walk in shower and unit, 2 double glazed windows, central heating radiator, w.c, wash hand basin, upvc walls, Dimplex heater

### **Bedroom**

**14'5" x 11'1" (4.4 x 3.4)**

Central heating radiator, 2 double glazed windows

### **Outside**

Small private patio rear garden with borders and Garden Shed

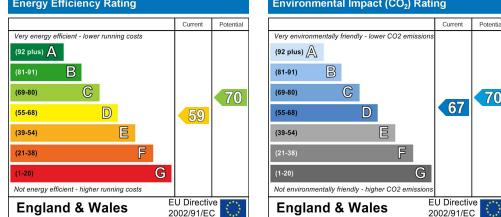
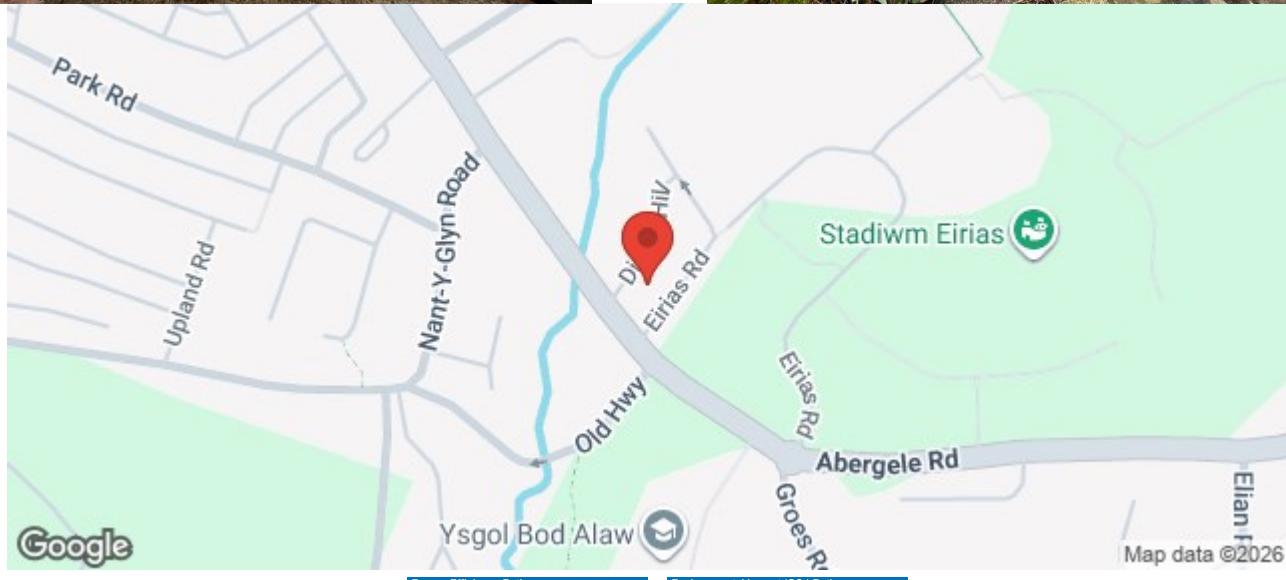
### **AGENTS NOTE**

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