



**STERLING**

ESTATE AGENTS & VALUERS

**5 The Dingle, Colwyn Bay  
North Wales LL29 8HF**



**Asking Price £149,950**

## 5 The Dingle, Colwyn Bay, North Wales LL29 8HF

One of the nicest 2 BEDROOM COTTAGES in the area located just off the Colwyn Bay promenade, 1 minute walk to the beach and within easy access to Eirias Park, Leisure Centre and Bryn Williams Porth Eirias Restaurant. The present owners have updated and improved the cottage to a high standard resulting in a most appealing home with a 'beach influence' inside. Ideal investment property with an option to include furniture, fixture and fittings. The property is gas centrally heated and the windows are double glazed with sash units. All ready to walk into and highly recommended for viewing the property comprises: LOUNGE with real flame gas fire, DINING ROOM with an additional fire place leading into the GALLEY KITCHEN with a Upvc stable door that leads to a small rear patio area. Off the kitchen is a separate toilet and washbasin . The first floor has 2 DOUBLE BEDROOMS with the master having an EN-SUITE with a shower above the bath. The cottage enjoys a lovely wooded setting just below Eirias Park and High School. NO ONGOING CHAIN. Energy Rating 73C Potential 88B Ref CB7674

### Lovely Lounge

12'5 x 11'9 (3.78m x 3.58m)

Upvc front door into the lounge, double glazed sash windows to front aspect with radiator below, corner tv cupboard, white brick fireplace and gas fire fitted, grey wood grain design flooring

### Dining Room

12'1 x 10'7 (3.68m x 3.23m)

Stone fireplace and gas fire, , built in cupboard, sash double glazed windows overlooking the rear patio area with stairs leading to the bedrooms. under stairs area, grey wood grain design flooring

### Galley Fitted Kitchen

12'7 x 5'9 (3.84m x 1.75m)

White base cupboards and drawers, wall units, larder cupboard, single drainer sink unit, 2 double glazed windows and stable door, central heating radiator, part tiled walls, grey wood design flooring

### Cloakroom

Wash hand basin and w.c, double glazed, tiled walls

### First Floor

#### Bedroom 1

12'5 x 11'9 (3.78m x 3.58m)

Sash double glazed window overlooking the front aspect & radiator.

#### Bedroom 2

10'8 x 9'2 (3.25m x 2.79m)

Sash double glazed window overlooking the rear aspect & radiator. wardrobe cupboard

#### En Suite Bathroom

9'2 x 7'4 (2.79m x 2.24m)

En-suite bathroom with electric shower over bath, sink and toilet with electric heater, built in airing cupboard and gas central heating boiler, electric fan, tiled walls

### Outside

Small private L shaped outside area and 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.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 73	Potential: 88
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: 74	Potential: 88
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#### AGENTS NOTES;

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