



Dovedale 2 Holbeck Road
Rhos-on-Sea, Colwyn Bay LL28 4EA

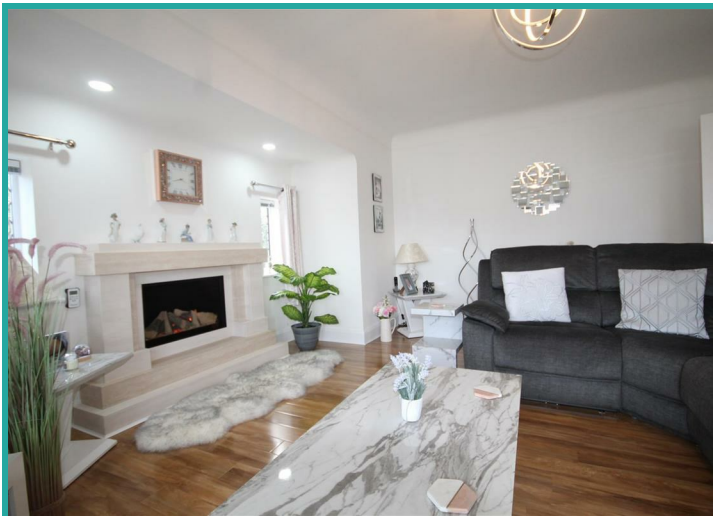
Asking Price **£575,000**



STERLING

ESTATE AGENTS & VALUERS

Designed by renowned architect Herbert Mclelan of Stockport back in 1933 and situated only a stone's throw away from Rhos-on-Sea promenade and beach is this delightful and impressive DETACHED HOUSE of immense style and appeal. Set slightly above road level in established well stocked gardens the house is built of brick with black and white cement rendered elevations giving a 'timber Tudor effect' beneath a slate roof. The craftsman at the time of construction have also formed a mortice and tenant joint in the rendering to give the original timber joint effect. One of the finest house in the area the property is well worth viewing to truly appreciate the well proportioned rooms and high standard of finish as over the last few years the current owners have refurbished the interior to include a LUXURY KITCHEN DINING & LARGE UTILITY & CLOAKROOM, MODERN BATHROOM & SHOWER ROOM. Where possible the owners have retained the original architectural features such as the delft rack in the hall, stained glass leaded windows and the bevelled glass inner door. The accommodation briefly affords FRONT PORCH, HALWAY, LOVELY LOUNGE, DINING ROOM, SUPERB FITTED KITCHEN BREAKFAST ROOM, LARGE UTILITY, CLOAKROOM, 3 DOUBLE BEDROOMS, MODERN BATHROOM & SHOWER ROOM., OUTSIDE GARAGE, PARKING, PRIVATE REAR COURTYARD GARDENS. A striking home in a sought after location ready to walk into. Energy Rating 68D Potential 82B. Ref CB7520



Entrance Porch

Double glazed doors to porch, tiled floor, oak framed bevelled glass inner door to

Hallway

Delft rack, central heating radiator, polished laminate flooring,

Lovely Lounge 17'8" x 14'1" (5.4 x 4.3)

Double glazed french doors to side patio garden, wide inglenook fireplace with a polished stone effect fireplace and living flame gas log fire, coved ceilings, double glazed leaded windows either side of the fireplace, central heating radiator

Sitting Room 12'9" x 12'1" (3.9 x 3.7)

Double glazed leaded square bay window, 2 leaded side windows, coved ceilings, polished laminate oak flooring, living flame gas log fire stove in illuminated fireplace opening, tiled inset, central heating radiator

Superb Fitted Kitchen Breakfast Room

15'1" x 15'1" (4.6 x 4.6)

Range of grey gloss style base cupboards and drawers, contrasting marble effect work top surfaces, single drainer sink unit, 2 double glazed leaded windows, island work station unit, 5 ring gas hob unit, cooker extractor hood, pan drawers, dishwasher, pull out larder unit, towel rail, Stoves double oven, built in microwave, tall larder unit, double glazed leaded french doors

Large Utility Room 11'9" x 8'10" (3.6 x 2.7)

Stainless steel sink unit, plumbing for washing machine, wide work top surfaces, breakfast bar, laminate flooring, vertical central heating radiator

Cloakroom

Double glazed leaded window, central heating radiator, laminate flooring, w.c, wash hand basin

First Floor

Tow part stairway from the Hall to the First Floor and Landing, lovely leaded stained glass window, central heating radiator, loft ladder to large attic space

Bedroom 1 11'9" x 10'5" (3.6 x 3.2)

Double glazed leaded window and 2 side windows, central heating radiator, inset ceiling lighting, laminate flooring, fitted four door wardrobe unit, 2 half doors and 3 drawers below

Bedroom 2 15'8" x 11'9" (4.8 x 3.6)

Double glazed leaded window and distant sea views, central heating radiator, laminate flooring

Guest Bedroom 3 11'1" x 8'6" (3.4 x 2.6)

Laminate flooring, 2 double glazed leaded windows, central heating radiator

Shower Room 6'10" x 5'10" (2.1 x 1.8)

Shower cubicle with tiled seat, w.c, wash hand basin, tiled walls, double glazed leaded window, central heating radiator, mirror cabinet

Family Bathroom 9'6" x 6'2" (2.9 x 1.9)

Slipper bath on claw and ball feet, central heating radiator, vanity wash hand basin, quadrant shower cubicle and unit, double glazed leaded window, double doored airing cupboard with radiator, w.c, tiled floor

The Garage

Driveway off Kenelm Road with off road parking for 2 cars leading to the SINGLE GARAGE, roller shutter door, power & light laid on, gas central heating boiler, double gates on driveway, covered bin store

The Gardens

Established corner garden, well stocked with flowering trees and plants, lawn to the front and side, raised brick terrace, side gates to the private patio area and sheltered courtyard with timber pergola

AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website 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.

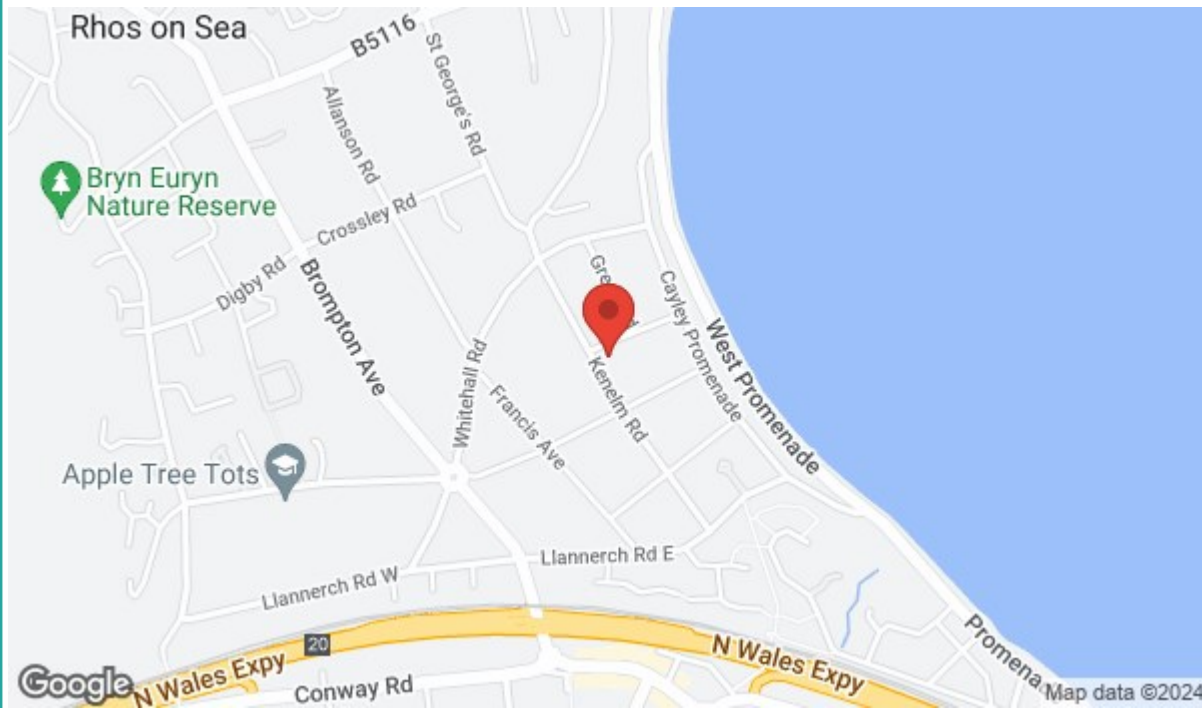
PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN











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