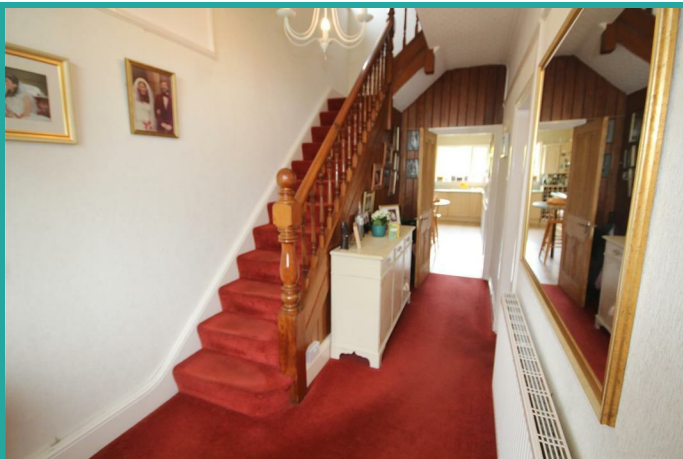




STERLING

ESTATE AGENTS & VALUERS

**192 Dinerth Road, Rhos-on-Sea
Colwyn Bay LL28 4UP**



£385,000

192 Dinerth Road, Rhos-on-Sea, Colwyn Bay LL28 4UP

One of the nicest character family homes in the area, beautifully kept and retaining some of the original features. A 4 BEDROOM - 2 BATHROOM SEMI DETACHED HOUSE of appeal which must be viewed to fully appreciate the design and size. Having been extended to the side and into the loft space the interior of the house is much larger than what appears externally. The house also occupies an excellent position on Dinerth Road looking down Marston Drive and the distant views to the Little Orme and Penrhynside. Briefly the accommodation affords Front Porch, Entrance Hall, Through Open Plan Lounge and Dining Room, Conservatory/Dining, Fitted Kitchen Breakfast Room, Large Utility or Reception, First Floor 3 Bedrooms, Bathroom, Additional Shower Room with stairs to Loft Bedroom 4. Large Private Rear Gardens, Ample Parking, Gas C.H, Double Glazing, Council Tax Band E. The property is a short distance to the local Co-op, Rhos Junior School and bus services. Awaiting EPC Ref CB7759

Front Porch

Glazed inner door to Hallway, central heating radiator, lovely original pitched pine staircase

Lounge

16'0" x 13'9" (4.9 x 4.2)

Double glazed bay window to front aspect and seating, lovely views, central heating radiator, delft rack, central heating radiator, opening into the dining

Dining Room

11'9" x 11'5" (3.6 x 3.5)

Or cosy living room, pitched pine block flooring, serving hatch, stone effect fireplace and log burner, built in pine china cupboards, wine and bookshelves

Dining Conservatory

16'0" x 8'6" (4.9 x 2.6)

Brick walls, glazed pitched roof, central heating radiator, access to rear gardens

Large Fitted Kitchen Breakfast Room

19'4" x 8'10" (5.9 x 2.7)

Range of cream base cupboards and drawers with sage speckle design work top surfaces, central heating radiator, 2 double glazed windows, wall cupboards, 4 ring gas hob unit, electric double oven, under stairs cupboard, peninsular breakfast bar

Large Utility Room

13'5" x 8'2" (4.1 x 2.5)

Built onto the side of the house, single drainer sink unit, 3 double glazed windows and back door, wall and base cupboards, alternatively this would make another reception/garden room if required

First Floor and Landing

Bedroom 1

12'5" x 9'2" (3.8 x 2.8)

Double glazed window to front aspect overlooking the fine views over Dinerth Hall Fields to Penrhynside, exposed floorboards, central heating radiator, 2 fitted single wardrobes, top cupboards, 2 side cabinets, fitted 4 door wardrobe unit and additional wardrobe unit

Bedroom 2

11'9" x 8'2" (3.6 x 2.5)

Gas central heating boiler, double glazed window, central heating radiator, fitted 6 louvre door wardrobe cupboards

Bedroom 3

11'1" x 8'10" (3.4 x 2.7)

Laminate flooring, double glazed window, central heating radiator

Bathroom

7'10" x 5'6" (2.4 x 1.7)

Panel bath, fitted shower, screen, w.c, vanity wash hand basin, heated towel radiator, tiled walls

Shower Room

8'10" x 7'10" (2.7 x 2.4)

Originally bedroom 4 but now fitted with a shower cubicle and unit, w.c, central heating radiator, , double glazed, laminate flooring, staircase leading up to bedroom 4

Bedroom 4

18'4" x 13'2" (5.6 x 4.03)

Laminate flooring, 2 double glazed velux windows, roof void storage, pedestal wash hand basin, central heating radiator

Outside

Wide gravel driveway with ample off road parking, side lawn and front garden

Rear Garden

Large private garden at the back of the house with decked area, large lawns surrounded by boundary hedges

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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