

A Detached Double Fronted 4 BEDROOM HOUSE of appeal and character located at the top of Dingle Hill backing onto Eirias High School. Probably built around the 1920's of red pressed brickwork, part pebble dashed elevations beneath a slate roof the accommodation provided is of generous size which has been very well updated and improved by the present owners yet at the same time retaining it's architectural features. On two floors the property affords PORCH - HALLWAY - LOUNGE - LIVING ROOM - BREAKFAST ROOM - FITTED KITCHEN - SUN LOUNGE - FIRST FLOOR 4 BEDROOMS EN SUITE SHOWER ROOM- LOVELY MODERN FAMILY BATHROOM - OUTSIDE FRONT GARDEN & PRIVATE SUNNY REAR GARDEN - LARGE UTILITY STORE ROOM. The house is gas centrally heated. Well placed for both Eirias High School, Leisure Centre and Ysgol Bryn Elian, also access onto the A55. Regular bus services pass the bottom of the road into the town centre. Energy Rating D56 Potential B82. Ref CB7416







## **Entrance**

Front door to Porch, tiled floor, mat well, stained leaded Double aspect room, central heating radiator glass inner door to

## Hallway

Original decorative tiled floor, under stairs cupboard, central heating radiator, coved ceilings

#### Lounge 14'9 x 12'9 (4.50m x 3.89m)

Leaded stained glass top window lights, fireplace opening, central heating radiator, coved ceilings

#### **Dining Room** 16'5 x 12'9 (5.00m x 3.89m)

Leaded bay window with stained glass top lights, tiled fireplace with gas fire, 2 central heating radiators, side window, coved ceilings, archway to

# **Morning Breakfast Room** 12'9 x 9'10 (3.89m x 3.00m)

Double door cupboard, 2 windows, central heating radiator, sash window

## Inner Hall

Decorative tiled floor, under stairs cupboard, door to hall

## **Fitted Kitchen Breakfast Room**

12'9 x 9'6 (3.89m x 2.90m)

Range of grey base cupboards and drawers, wood grin style work top surfaces, stainless steel sink unit, wall cupboards, laminate flooring, stainless steel cooker hood and splash back, peninsular cupboards and breakfast bar, 2 double glazed windows, pantry cupboard, stainless steel splash back, cooker extractor hood

# Sun Lounge

Lower walls brick, windows double glazed, double door cupboard, access to rear gardens

## **First Floor**

Stairway from the Hall to First Floor and Landing, central heating radiator, access to loft space

#### **Bedroom 1** 14'5 x 11'5 (4.39m x 3.48m)

Double aspect room, double door cupboard, central heating radiator

## Bedroom 2

12'9 x 11'9 (3.89m x 3.58m)

### **En Suite Shower Room**

Quadrant shower cubicle and shower unit, vanity wash hand basin, w.c, central heating radiator, double glazed window

#### **Bedroom 3** 12'9 x 10'5 (3.89m x 3.18m)

Double aspect room, central heating radiator

**Bedroom 4** 8'6 x 7'6 (2.59m x 2.29m)

# **Modern L Shaped Bathroom** 11'1" x 9'11" (3.4 x 3.03)

White suite of oval bath, quadrant shower cubicle and unit, vertical tubular radiator and mirror, upvc walls in a marble effect, 2 windows, w.c. vanity wash hand basin, double door airing cupboard and gas central heating boiler

## Outside

2 Useful brick stores and garden shed

## The Gardens

Pretty front garden with flower borders, brick boundary wall and wrought iron railings. The rear garden is a lovely feature of the house being private and sunny stocked with a variety of bamboo canes and flowers, sunny paved sitting area in the corner, pathways, trellis arch and climbing plants, lawn, flowering trees, golden gravel area

## **AGENTS NOTE**

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

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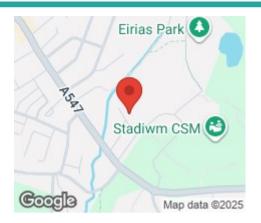
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|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 82        |
| (69-80) C                                   |         |           |
| (55-68)                                     | 56      |           |
| (39-54)                                     |         |           |
| (21-38)                                     |         |           |
| (1-20)                                      | 3       |           |
| Not energy efficient - higher running costs |         |           |

|               |               |             |           |         | Current | Potential |
|---------------|---------------|-------------|-----------|---------|---------|-----------|
| Very environn | nentally frie | ndly - low  | er CO2 em | issions |         |           |
| (92 plus) 🔎   | 4             |             |           |         |         |           |
| (81-91)       | B             |             |           |         |         | 82        |
| (69-80)       | (             |             |           |         | 69      |           |
| (55-68)       |               | D           |           |         |         |           |
| (39-54)       |               |             | 邑         |         |         |           |
| (21-38)       |               |             | F         |         |         |           |
| (1-20)        |               |             |           | G       |         |           |
| Not environm  | entally frier | dly - highe | r CO2 em  | issions |         | l         |



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