



Cefn-y-Mor 19 Dingle Hill  
Colwyn Bay, Conwy LL29 7SW

Asking Price £337,500



**STERLING**

ESTATE AGENTS & VALUERS



**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 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 grain 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)

Double aspect room, central heating radiator

### 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](mailto:sales@sterlingestates.co.uk) and website [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	82
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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		
England & Wales	69	82
EU Directive 2002/91/EC		



#### AGENTS NOTES;

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