

**8 Dulas Close, Rhos-on-Sea
Colwyn Bay LL28 4UR**



£239,950

8 Dulas Close, Rhos-on-Sea, Colwyn Bay LL28 4UR

A very well extended and improved DETACHED 3 BEDROOM BUNGALOW in a popular residential part of Rhos Village. The bungalow stands in low maintenance gardens and is enclosed and private at the rear. Affording surprisingly large accommodation the bungalow briefly comprises PORCH - HALL - LARGE LOUNGE - BEDROOM 3 - BREAKFAST ROOM - KITCHEN - SHOWER ROOM - GROUND FLOOR BEDROOM 2 - FIRST FLOOR BEDROOM & BOX ROOM - GARAGE & PARKING - GAS C.H - DOUBLE GLAZING - CAVITY WALL INSULATION. The Co-op store is around the corner, a Public House/Restaurant, Llandrillo Church and the Llandudno to Colwyn Bay bus route are all within walking distance. Council Tax Band D, Tenure Freehold. Energy Rating 68D potential 75C Ref CB7934

Entrance

Double glazed front door to Porch - Hall, central heating radiator

Lounge

16'6" x 14'9" (5.03 x 4.5)

Double glazed window to front aspect and side, electric coal effect fire, marble hearth central heating radiator, coved ceilings

Dining Room

11'5" x 9'6" (3.5 x 2.9)

Laminate flooring, double glazed window, central heating radiator,

Kitchen

10'9" x 5'10" (3.3 x 1.8)

Single drainer sink unit, double glazed window to front aspect, plumbing for washing machine, wall and base cupboards, double glazed back door

Bedroom 1

13'9" x 11'5" (4.2 x 3.5)

2 Central heating radiators and 2 double glazed windows

Bedroom 2

10'0" x 8'10" (3.06 x 2.7)

Fitted 3 door wardrobe unit, 2 double glaze windows, central heating radiator

Shower Room

6'2" x 5'6" (1.9 x 1.7)

Quadrant shower cubicle and unit, wash hand basin, double glazed, tiled walls, central heating radiator, Separate w.c, double glazed

First Floor

Landing

Central heating radiator, walk in airing cupboard, gas central heating boiler, roof void storage cupboard

Bedroom 3

13'9" x 8'10" (4.2 x 2.7)

Fitted 3 door wardrobe unit, double glazed, central heating radiator

The Garage

16' x 9' (4.88m x 2.74m)

Flagged driveway through double gates leading to the GARAGE with up and over door, power & light laid on

The Gardens

Lawn rear garden with flagged pathways, private sitting area, brick garden store, garden arbour. fenced boundaries. Decorative brick paved front garden and off road parking

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

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.



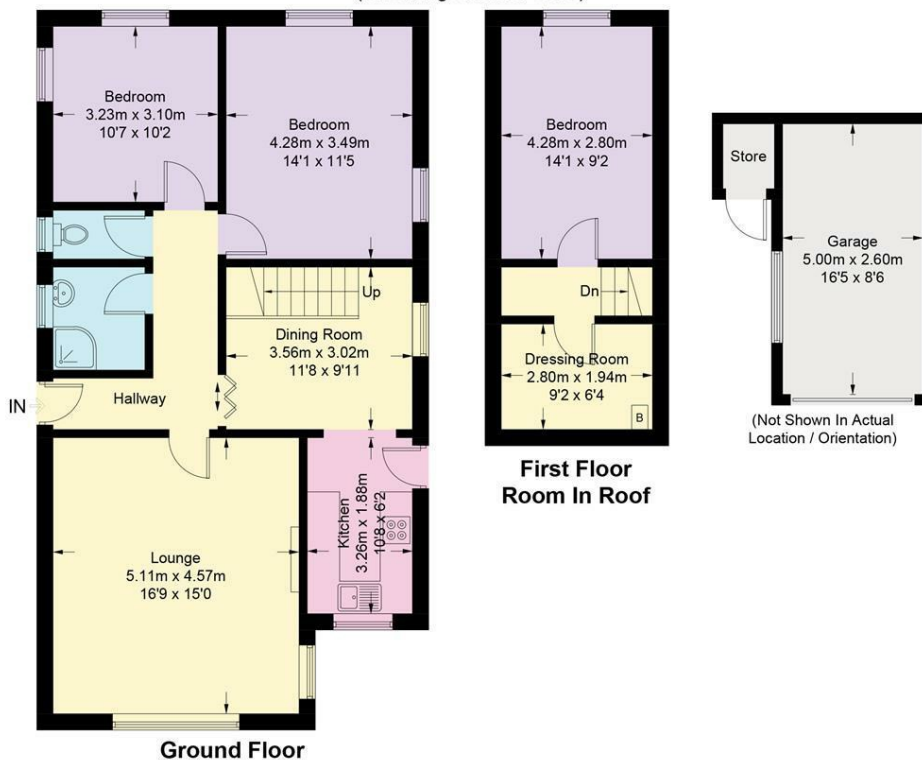
8 Dulas Close, Rhos-on-Sea, LL28 4UR

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft

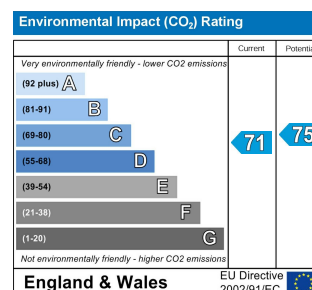
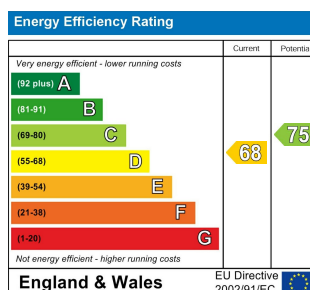
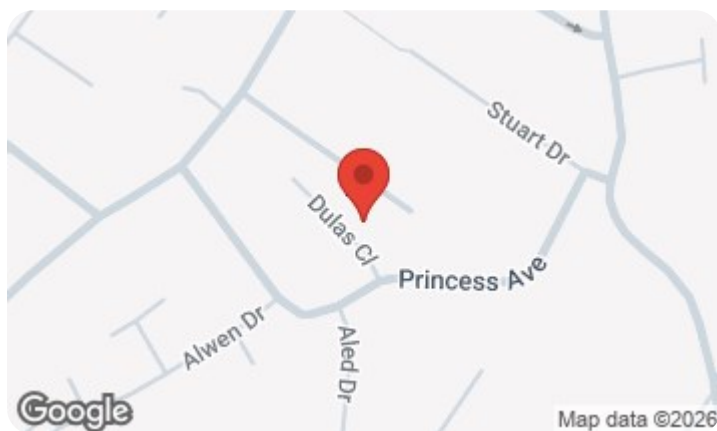
Garage = 13.0 sq m / 140 sq ft

Total = 114.7 sq m / 1235 sq ft

(Excluding External Store)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © 2025 (ID1230472)



AGENTS NOTES;

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.

THE GUILD OF PROFESSIONAL ESTATE AGENTS
Guild Conveyancing Services

Conveyancing
(noun)
Conveyancing
'The process of moving the legal ownership of property or land from one person to another' (Cambridge Dictionary)

The key benefits of our service are:-

- Experienced conveyancers large enough to cope, and small enough to care.
- No Sale No Fee and a fixed, transparent charges.
- A team of dedicated staff where you will personally know who is dealing with your case and who to contact.
- No need to visit their office, as it can all be done via post or e-mail.
- On the tracking of your case so you can keep up to date 24/7.
- Conveyancers you can TRUST!

So why not call us today on 01492 534477 or alternatively send an email to sales@sterlingestates.co.uk

Sterling Estate Agents
33 Conway Road, Cefn Bryn, LL29 7AA, United Kingdom
Telephone: 01492 534477
Email: sales@sterlingestates.co.uk

STERLING NOW OFFER RECOMMENDATION ON
FEE FREE mortgage advice service

TO SMOOTH THE HOUSE SELLING AND BUYING PROCESS ON YOUR BEHALF

Provided by the UK's Largest Independent FEE FREE Mortgage and Protection broker

Provided by
Sterling's Largest Independent FEE FREE Mortgage and Protection broker

L&C
Lender & Client

The F&H Mortgage Service is provided by Lender & Client Mortgage Ltd (L&C), a member of the Lender & Client Group, which is authorised and regulated by the Financial Conduct Authority (FCA number 10000000).

FEE FREE advice from across the market

- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, Monday - Thursday 9.00am - 8.00pm, Friday 9.00am - 5.30pm, Saturday 9.00am - 5.00pm, Sunday 10.00am - 4.00pm

Provided by qualified advisers with extensive expertise who can assist with:

- First time buyers
- Home movers
- Buy-to-let purchasers
- Remortgages

t:0800 0731945