



STERLING

ESTATE AGENTS & VALUERS

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



£264,950

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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.





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		68	75
		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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	75
		EU Directive 2002/91/EC	

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