STERLING

ESTATE AGENTS & VALUERS

4 Dingle Hill, Colwyn Bay, LL29 7SW

£119,950

A self contained 1 or 2 BEDROOM GROUND FLOOR FLAT in this older style semi detached house. The property is located just off Abergele Road, around the corner from Eirias High School and Leisure Centre. Regular bus services run along the bottom of the road and Ysgol Bod Alaw is across from the main road. With vacant possession and NO ONGONG CHAIN the accommodation comprises COMMUNAL PORCH, HALL, LOUNGE, LARGE DINING ROOM & CONSERVATORY, BEDROOM, WET ROOM, KITCHEN, SUN LOUNGE, PRIVATE REAR GARDEN, GAS C.H, DOUBLE GLAZING. We understand the property is Freehold and the Council Tax Band is B. Energy Rating 59D Potential 70C. CB8003

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Front door to Communal Porch, meter cupboard, Inner Front Door to Hall, central heating radiator, coved ceilings, under stairs cupboard

Lounge
15'5" x 11'5" (4.7 x 3.5)
Double glazed window to front and side, fireplace surround, dado rail, central heating radiator

Dining Room & Conservatory
20'4" x 9'6" (6.2 x 2.9)
Central heating radiator, 2 double glazed windows, 2 double door wardrobe cupboards, base unit, door into the sun room. NOTE this room has been partitioned to provide an occasional second bedroom

Kitchen
10'2" x 7'6" (3.1 x 2.3)
Single drainer sink unit, wall and base cupboards, double glazed, gas central boiler, central heating radiator

Sun Room
6'7" x 6'2" (2.01 x 1.9)
Double glazed, central heating radiator

Wet Room
6'2" x 5'6" (1.9 x 1.7)
Walk in shower and unit, 2 double glazed windows, central heating radiator, w.c, wash hand basin, upvc walls, Dimplex heater

Bedroom
14'5" x 11'1" (4.4 x 3.4)
Central heating radiator, 2 double glazed windows

Outside
Small private patio rear garden with borders and Garden Shed

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 These sites could well find a buyer for your own home.

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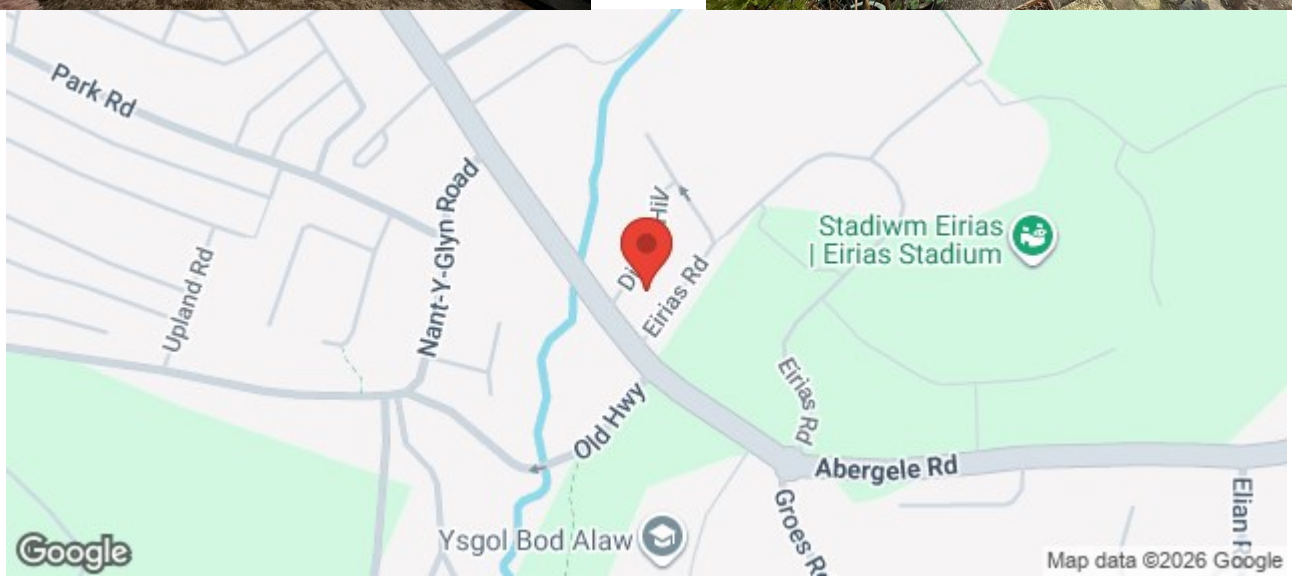

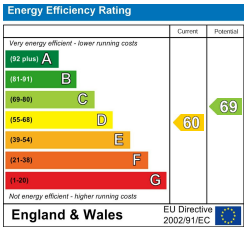

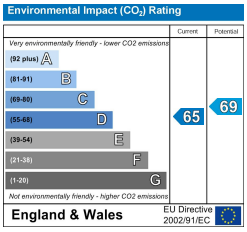

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