



**STERLING**

ESTATE AGENTS & VALUERS

**15 Dinerth Hall Road, Rhos-on-Sea  
Colwyn Bay LL28 4PX**



**£329,950**

## 15 Dinerth Hall Road, Rhos-on-Sea, Colwyn Bay LL28 4PX

A surprisingly spacious DETACHED 3 BEDROOM HOUSE just off the Llandudno Road between Rhos-on-Sea & Penrhyn Bay. It's set slightly above road level giving an elevated view from the house to the fields & the Little Orme. These fields stretch for about ¼ mile to Penrhyn Bay. The property is in good order, ready to move in, but the price is now reduced to reflect current property prices and in the expectation that the new owner(s) will want to redecorate & modernise it to their own style. Entering through the front PORCH into the HALLWAY there are 5 Ground Floor rooms comprising the LARGE L - SHAPED LOUNGE & DINING ROOM with views through 2 windows to the front. The remaining 4 rooms are the Bathroom with a 4 piece suite including an excellent shower driven from the GAS Central Heating which benefitted from a new UPRATED COMBI BOILER in March 2025, a FULLY FITTED KITCHEN/ BREAKFAST ROOM, & the TWO GROUND FLOOR BEDROOMS ( ONE DOUBLE with full wardrobing) and a SINGLE currently used as an OFFICE. Upstairs leads along a wide hallway to the BATHROOM, a DRESSING ROOM WITH FITTED WARDROBES, and the LARGE MASTER BEDROOM with a LARGE PICTURE WINDOW OVERLOOKING THE FIELDS. This also has a FULL RANGE OF FITTED WARDROBES all matching those in the dressing room. Outside is a LONG DRIVEWAY leading to a LARGER THAN AVERAGE SINGLE GARAGE with electric door and doors into the house & rear Garden. The garage doubles up as a UTILITY SPACE as well as accommodating a medium sized car. All windows are DOUBLE GLAZED. COUNCIL TAX is band F, THE TENURE is FREEHOLD. Energy Rating 71C Potential 77D. Ref CB7927

### Entrance

Double glazed front door to Porch, personal door to garage, glazed inner door to Hall

### Hall

Central heating radiator, coved and artexed ceilings, cloaks cupboard

### L Shaped Lounge & Dining Room

23'7" x 14'1" and 8'10" (7.2 x 4.3 and 2.7)

Double glazed patio doors to front garden aspect and window overlooking the distant views, coved and artexed ceilings, polished marble style fireplace and hearth, electric fire fitted, 2 central heating radiators

### Ground Floor Bedroom 3

10'5" x 8'6" (3.2 x 2.6)

Presently being used as a study, double glazed, central heating radiator

### Fitted Kitchen Breakfast Room

13'3" x 11'1" (4.05 x 3.4)

Range of oak style base cupboards and drawers with work top surfaces, matching breakfast bar, double glazed window and back door to rear gardens, built in Neff dishwasher, stainless steel sink unit, wall units, 4 ring gas hob unit, built in electric oven, laminate flooring, cooker extractor hood, central heating radiator, fridge and freezer

### Ground Floor Bedroom 2

13'5" x 11'1" (4.10 x 3.4)

Double glazed, central heating radiator TV point, fitted wardrobe units with bi-folding doors

### Ground Floor Bathroom

9'11" x 5'2" (3.04 x 1.6)

Panel bath, pedestal wash hand basin, bidet, quadrant shower cubicle and unit, w.c, double glazed, tiled walls in a grey/blue design, heated towel radiator, mirror cabinet

### First Floor

16'8" long (5.1 long)

Stairway off the Hall to First Floor and Landing, double glazed, roof void storage cupboard

### Main Bedroom

17'8" x 14'1" (5.4 x 4.3)

Double glazed window to front aspect overlooking the fine views, central heating radiator, 3 double door wardrobe units, dressing table, chest drawers, corner unit, 2 bedside cabinets, mirror wardrobe

### Bathroom

7'10" x 5'2" (2.4 x 1.6)

Panel bath, w.c, pedestal wash hand basin, double glazed velux window, heated towel radiator, marble effect tiled walls

### Dressing Room

13'1" x 5'2" (4.01 x 1.6)

Roof void storage cupboard, 3 double door wardrobe units, central heating radiator, double glazed

### The Garage

18'0" x 12'5" (5.5 x 3.8)

Electric up and over door, power & light laid on, high capacity gas central heating boiler (fitted March 2025), plumbing for washing machine

### Outside

Lawn gardens at the front with flower borders and beds, side pathways, ornamental rear garden with paved areas, flower beds, private and sheltered, 2 garden sheds, dust bin storage, shaped potting greenhouse

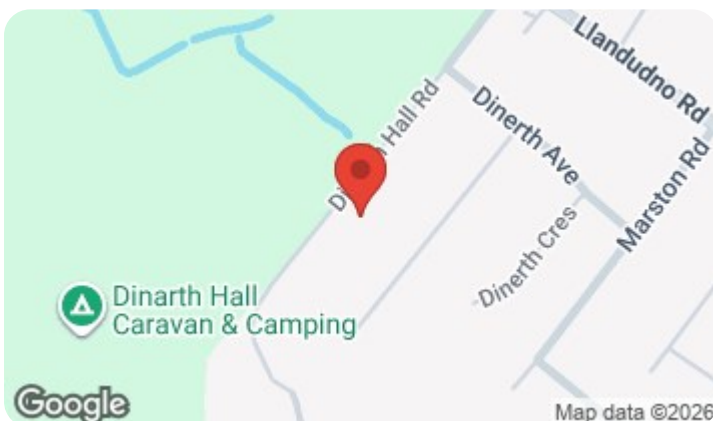
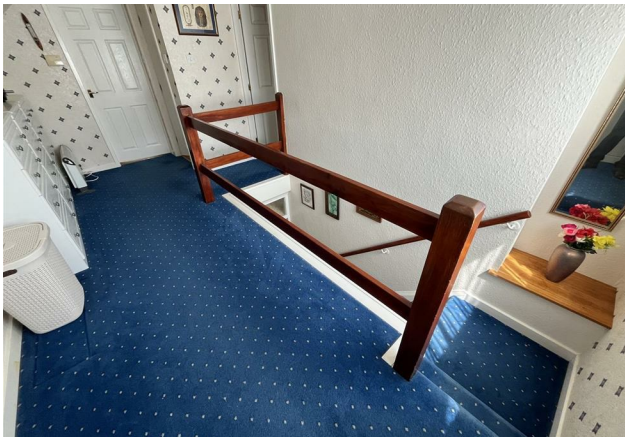
### AGENTS NOTE

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		71	77
		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		73	77
		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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