STERLING
ESTATE AGENTS & VALUERS

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

£329,950

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A surprisingly spacious DETACHED 3 BEDROOM DORMER STYLE located just off Llandudno Road between Rhos-on-Sea and Penrhyn Bay. Set slightly above road level, the front aspect is un-overlooked opposite fields extending some quarter of a mile to Penrhyn Bay. In well presented order the accommodation affords FRONT PORCH, HALLWAY, LARGE L SHAPED LOUNGE AND DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, 2 GROUND FLOOR BEDROOMS and BATHROOM. On the first floor there is BEDROOM 3, DRESSING ROOM and BATHROOM. Outside is the driveway and GARAGE and gardens to front and rear. The property is gas centrally hared and windows double glazed. Council Tax Band F. Tenure Freehold. Energy Rating C71 Potential C77 Ref CB7927

Entrance
Double gazed 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
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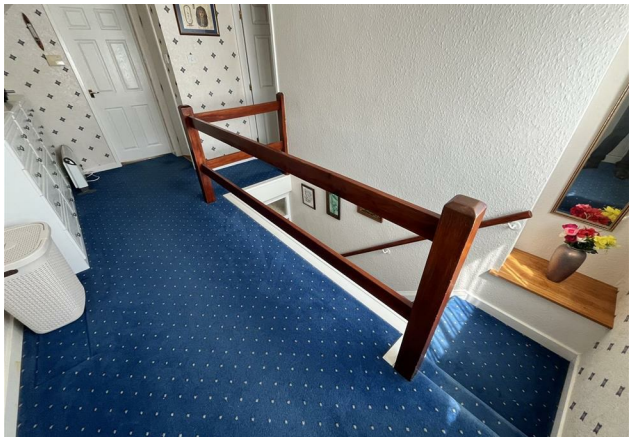
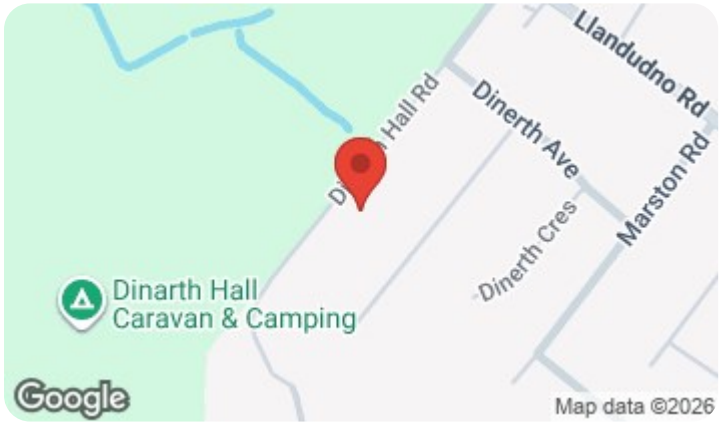
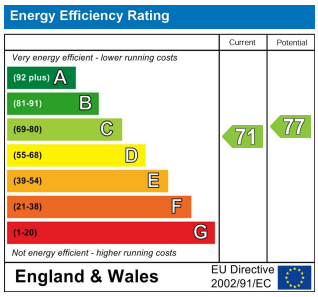
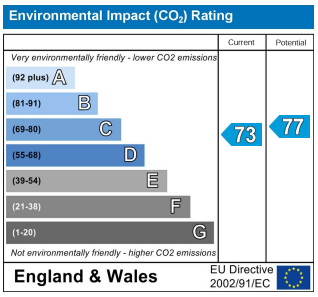
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.









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