

**22 Tan Y Marian, Llanddulas
Abergele LL22 8ER**



£179,950

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Located in a quiet cul-de-sac off Pencoed Avenue, a traditional style 3 BEDROOM SEMI DETACHED HOUSE, brick built with pebble dashed elevations beneath a red tiled roof. The house stands in large rear gardens with plenty of room to extend subject to planning and a range of OUT STORES. From here there are distant views to the sea. Of particular interest is the STANNAH HOME LIFT in the rear living area which gives easy access to the bedroom upstairs. With vacant possession and NO ONGOING CHAIN. Tenure Freehold, Council Tax Band C. EPC Rating. 57D Potential 76C Ref CB7970.

Entrance

Double glazed front door to Hall, central heating radiator, double glazed window

Lounge

13'5" x 11'9" (4.1 x 3.6)

Stone fireplace and gas fire, double glazed window to front elevation, central heating radiator, glazed double doors to

Dining Living Room

11'1" x 8'10" (3.4 x 2.7)

Double glazed french door to rear garden, central heating radiator, Stannah Home Lift providing access up to the rear bedroom

Kitchen

10'9" x 8'10" (3.3 x 2.7)

Stainless steel sink unit, wall and base cupboards, double glazed window and back door, plumbing for washing machine, pantry cupboard

First Floor

Stairway off the Hall to First Floor and Landing, gas central heating boiler

Bedroom 1

13'5" x 10'5" (4.1 x 3.2)

Double glazed, central heating radiator

Bedroom 2

10'9" x 10'2" (3.3 x 3.1)

Double glazed, central heating radiator, Stannah Home Lift providing access to downstairs living room

Bedroom 3

10'2" x 7'6" (3.1 x 2.3)

Double glazed

Wet Room

7'6" x 7'2" (2.3 x 2.2)

Walk in shower, pedestal wash hand basin, w.c, double glazed, tiled walls, central heating radiator

Outside

Driveway at the side of the house providing ample off road parking and space for a garage subject to planning. Large sunny rear garden with 3 OUT STORES, ramp to back door, distant views to the sea

AGENTS NOTE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		76
(39-54) E	64	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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