

Tan Y Marian, Llanddulas, Abergele

Guide Price: £200,000

Beresford Adams













A well appointed three bedroom semi detached home set on the outskirts of a popular residential area, enjoying an elevated position with lovely views across the surrounding hillsides and distant sea. Since purchasing the property, the current owners have carried out tasteful decorating, giving the home a fresh, welcoming feel throughout.

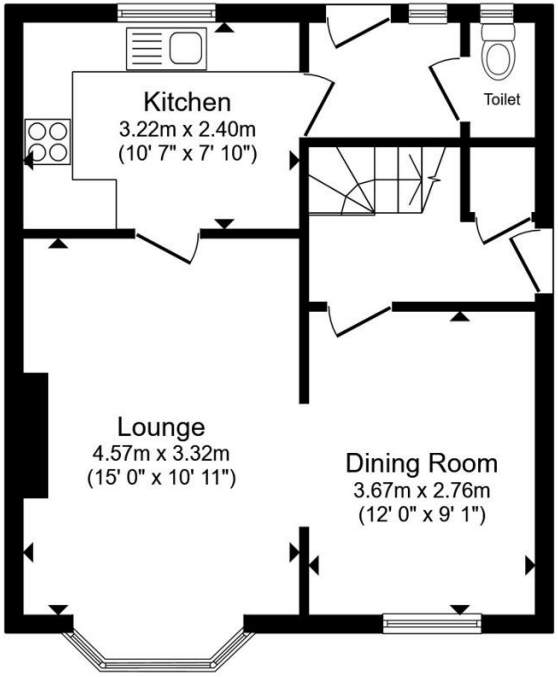
The accommodation includes an entrance porch, cloakroom, a modern kitchen, and an open plan living and dining area that creates a bright and sociable space. Upstairs are three bedrooms and a family bathroom. The property benefits from uPVC double glazing, gas central heating, ample off road parking, and gardens to both the front and rear.

The rear garden is mainly laid to lawn with a fenced boundary, offering a safe and enclosed outdoor space. Its backdrop is particularly appealing, with open views across the adjoining field and countryside beyond, a peaceful setting to enjoy throughout the seasons.

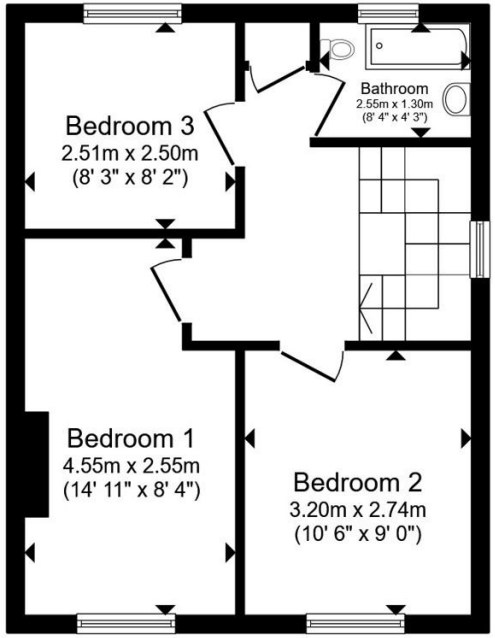
Located in the small coastal village of Llanddulas, the property offers convenient access to the A55 expressway and is just a short distance from the traditional market towns of Abergele and Colwyn Bay. Early inspection is recommended to appreciate the setting and presentation of this lovely home.







Ground Floor



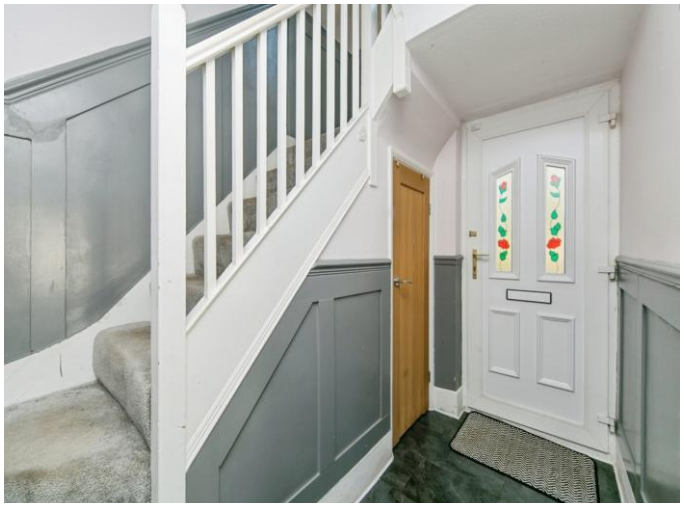
First Floor

Total floor area 83.7 m² (901 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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