

35 Tan Y Marian, Llanddulas, Abergele, LL22 8ER

£190,000

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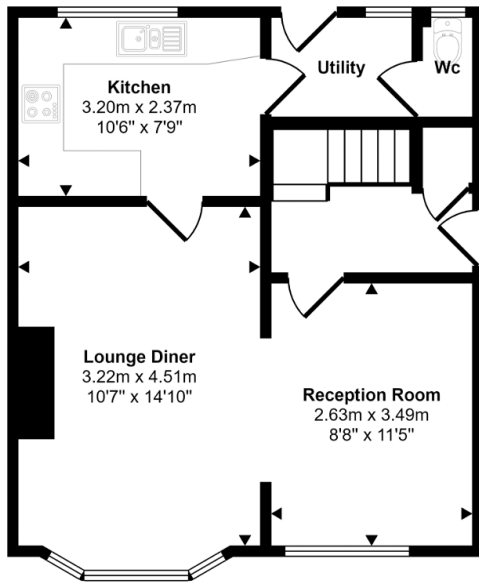


Situated in the heart of Llanddulas village sat in an elevated position at the head of a cul-de-sac. This semi detached, chain free home is now available to view. The property has been recently modernised and offers a large lounge/dining space, modern kitchen, utility area, three bedrooms, family bathroom and downstairs cloakroom. Benefiting from uPVC double glazed windows and gas central heating throughout. Off road parking, sea and mountain views, rear and front gardens all make this the perfect family home. Conveniently located for the village shop, seafront and primary school and within a short drive of the A55 Expressway, which provides an easy commute along the North Wales coast and beyond. There are regular bus services into the larger nearby towns of Colwyn Bay, Llandudno and Abergele.

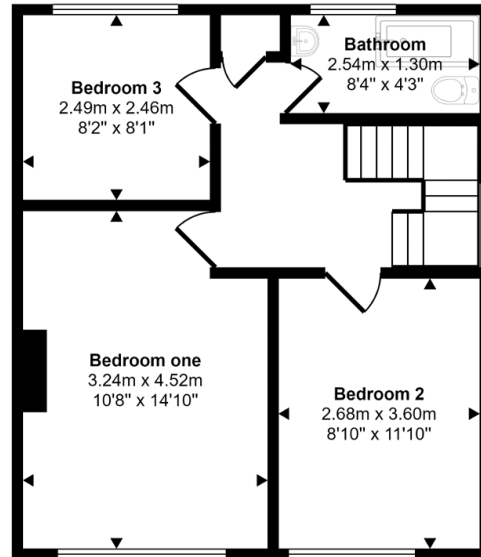
Key Features

- Modern and bright family home
- Countryside and distant sea views
- Large open plan living/dining space
- Recently renovated and updated
- Council Tax - B
- Three bedrooms
- Chain free
- Off road parking
- Tenure - Freehold
- EPC - D

Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.