



## 35 Tan Y Marian

Llanddulas LL22 8ER

£200,000

A well appointed three bed semi detached property. set on the outskirts of a popular residential area occupying an elevated setting enjoying views of the surrounding hillside and distant views of the sea.

Chain Free.

Affording; entrance porch, cloakroom, kitchen, open-plan living/dining room, hallway, 3 bedrooms and family bathroom.

The property benefits from uPVC double glazing, gas central heating, ample off road parking, views and garden to rear and front.

Inspection recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

The small coastal village of Llanddulas is within easy access of the A55 expressway and 2 miles from the traditional market town of Abergele and Colwyn Bay.

Accommodating Affords:  
(approximate measurements only):

Entrance:

Entrance vestibule:

uPVC double glazed door; frosted uPVC double glazed window and tiled flooring.

Cloakroom with WC:

Low level WC, Integrated Combi Close Coupled Toilet and Basin with Basin Mixer Tap, wall tiling

Kitchen:

10'11" x 7'10" (3.34m x 2.39m )

Fitted range of base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; 4 plate ceramic electric hob with integrated electric oven below; stainless steel extraction canopy above; plumbing for automatic washing machine; space for fridge freezer; space for dryer; inset spotlighting; tiled flooring; doorway leading to rear entrance porch which is uPVC double glazed rear door; tiled flooring; doorway leading through to downstairs cloak room with W.C and integrated sink and mixer tap and extractor fan; frosted uPVC double glazed window. decorative wall and floor tiling.

Doorway Leading To:



### Dining Room:

14'10" x 10'9" (4.53m x 3.30m )

uPVC double glazed bay window overlooking front; electric feature fireplace with Adam style wooden surround and tiled harth; timber effect flooring;

### Open Square Archway Leading To:

### Living Room:

8'7" x 11'5" (2.63 x 3.49)

Upvc double glazed window overlooking front elevation; T.V point; timber effect flooring; dado rail;

### Hallway:

With under stairs storage; cloak hooks; side door leading to sided of property; staircase leading off to first floor landing;

### Staircase Leading To First Floor Landing:

With dado Rail.

### Landing:

Cupboard Housing central heating boiler; uPVC double glazed window overlooking side; access to roof space.

### Bedroom 1:

14'6" x 11'1" (4.42 x 3.38m )

uPVC double glazed window overlooking rear of the property; radiator;

### Bedroom 2:

11'9" x 8'11" (3.59m x 2.72m )

uPVC double glazed window overlooking front elevation; radiator;

### Bedroom3:

8'3" x 8'1" (2.52m x 2.48m )

uPVC double glazed window overlooking stunning views to surrounding hillside and distant sea views; radiator.

### Family Bathroom:

Fitted three piece suite comprising of low level W.C; panelled bath with shower overhead; pedestal wash basin; inset spot lighting; frosted uPVC double glazed window overlooking rear elevation. tiling throughout; heated ladder towel rail; extractor fan;

### Outside:

Property benefits from ample off road parking for multiple vehicles; rear small grassed rear garden overlooking views with paved borders and small low maintenance garden to front.

### Services:

Mains water, electricity, gas, and drainage are connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band 'B'


### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

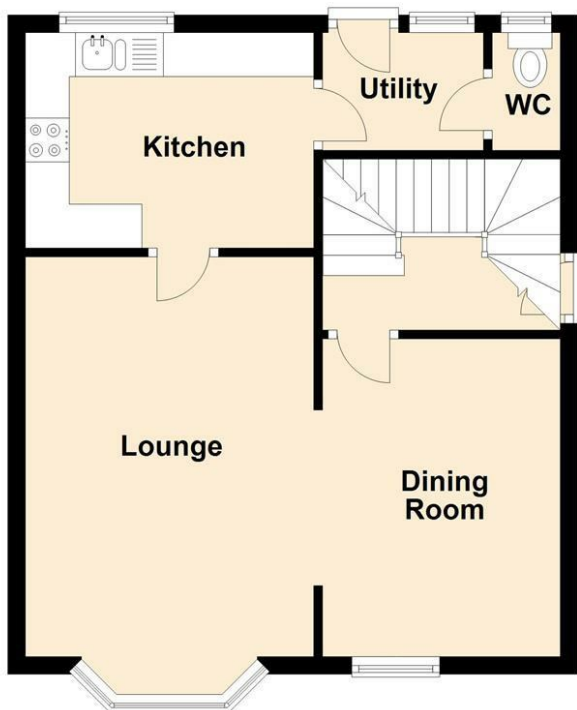
### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>85</b>   |
| (69-80) <b>C</b>                                   | <b>65</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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