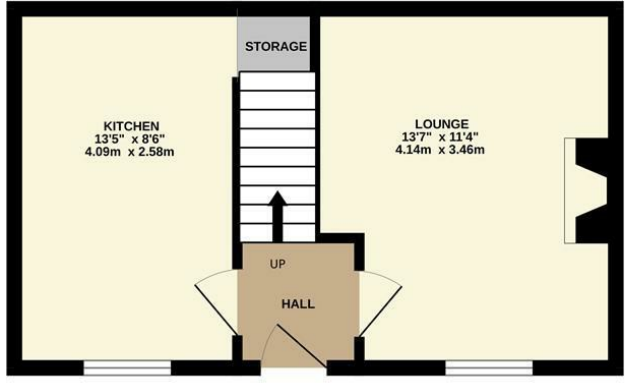
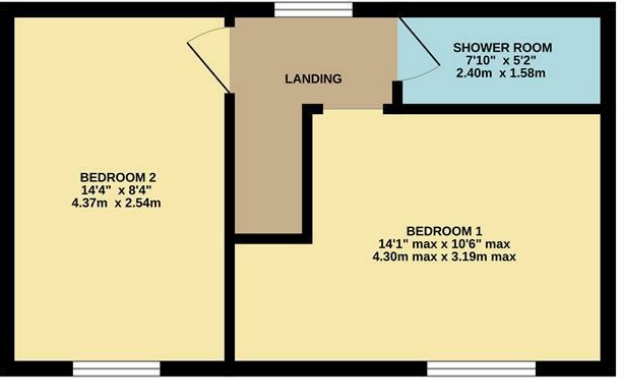




GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>	<b>42</b>	(92-100) <b>A</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Telynog Water Street, Llanfairtalhaiarn, LL22 8SB**  
**£139,000**





# Telynog Water Street, Llanfairtalhaiarn, LL22 8SB

£139,000



## Tenure

Freehold

## Council Tax Band

C - Average from 01-04-2024 £1,898.54

## Property Description

A standout feature of this property is the coveted off-road parking it offers, with a driveway leading to a front garden with a small lawned section, complemented by a practical timber storage shed.

Stepping through the open porch and timber front door, you're welcomed into the entrance hall, laid with charming quarry tiled flooring that seamlessly transitions into the kitchen area.

The lounge is a generous size, boasting the original stone-constructed fireplace housing a multi-fuel burning stove, perfect for cosy evenings. An additional electric panel radiator ensures warmth and comfort.

In the kitchen, freestanding kitchen units provide ample storage, while there's plenty of space for additional freestanding kitchen appliances, including a washing machine and cooker. The sink comes equipped with its own under-counter water heater, a recent installation by the vendor.

Ascending the staircase to the first floor, you'll discover two well-proportioned double rooms, with exposed timber floorboards, offering abundant space for double beds and freestanding furniture.

The bathroom has undergone modernisation under the current vendors' ownership, now boasting a classic white suite comprising a hand wash basin, WC, and a new electric shower.

Additional benefits of this property include newly installed electric panel heaters, a new ceiling in the kitchen with building certification, and a full re-wire carried out in 2017,

with certification readily available for solicitors' review.

The property is situated in the heart of Llanfairtalhaiarn, a quintessential Welsh village, boasting local amenities such as a primary school, two charming pubs, a convenient local shop, and a Post Office. The vibrant community spirit is evident, with a variety of sporting and cultural events hosted in the local community centre.

## Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

## Lounge

13'6" x 11'4" (4.14 x 3.46)

## Kitchen

13'5" x 8'5" (4.09 x 2.58)

## Bedroom 1

14'1" max x 10'5" max (4.30 max x 3.19 max)

## Bedroom 2

8'3" x 14'4" (2.54 x 4.37)

## Shower Room

7'10" x 5'2" (2.40 x 1.58)

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents

were founded in 1974 and have been a mainstay on the Abergele high street ever since.

## Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

