



8 Tan Y Ddol, Llangollen, LL20 8SL
Price £189,950

A two double bedroom end of terrace house located just off Abbey Road in Tan Y Ddol, which adjoins the Steam Railway and within level walking distance of Llangollen town. Benefiting from private drive to front and enclosed courtyard to rear. The accommodation briefly comprises entrance hall, fitted kitchen, good sized lounge, two double bedrooms and shower room. Energy Rating D (66) NO CHAIN

Directions

From our Llangollen office, head over the bridge and turn left onto Abbey Road. Continue for approximately 0.3 miles before taking a left hand turning into the small development of Tan Y Ddol. The house will be observed on the right-hand side.

Accommodation

Entrance opens into:-

Hallway

Stairs rise to the first floor, window to front.



Lounge

Good size lounge with sliding patio doors opening onto the rear courtyard. window to rear, radiator.

Kitchen

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over and window above. Electric hob with oven below and extractor over, plumbing for washing machine, space for fridge/freezer, part tiled walls, extractor.

On The First Floor

Stairs rise from the hallway to the first floor landing with useful airing cupboard, loft hatch to roof space and doors off to all rooms.

Bedroom One

Built in wardrobes, dressing table with inset mirror and storage above, window to front, radiator.

Bedroom Two

Built in wardrobes, window to rear, radiator.



Shower Room

Shower enclosure with mains shower, w.c, wash hand basin, radiator, wall mounted vanity unit with illuminated mirror, window to rear, part tiled walls, extractor.

Outside

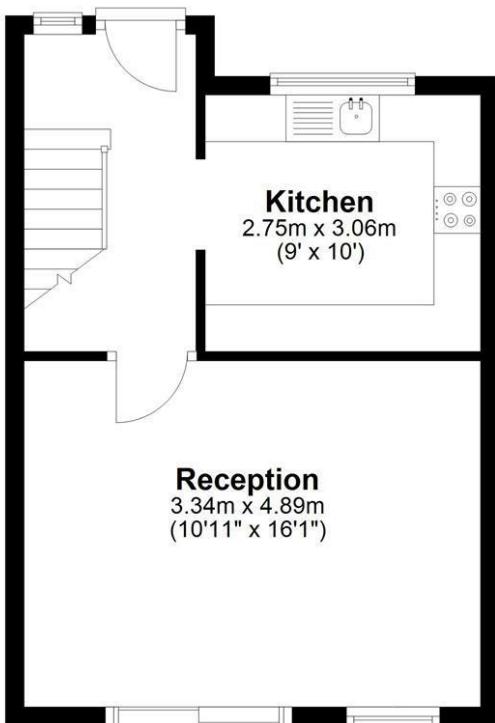
Private drive to front, useful tall metal storage unit. Gated rear side gate into courtyard with shed and store unit.



Floor Plan

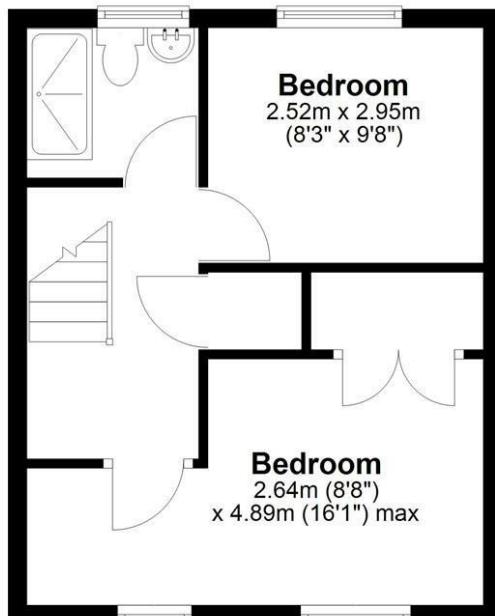
Ground Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.8 sq. feet)



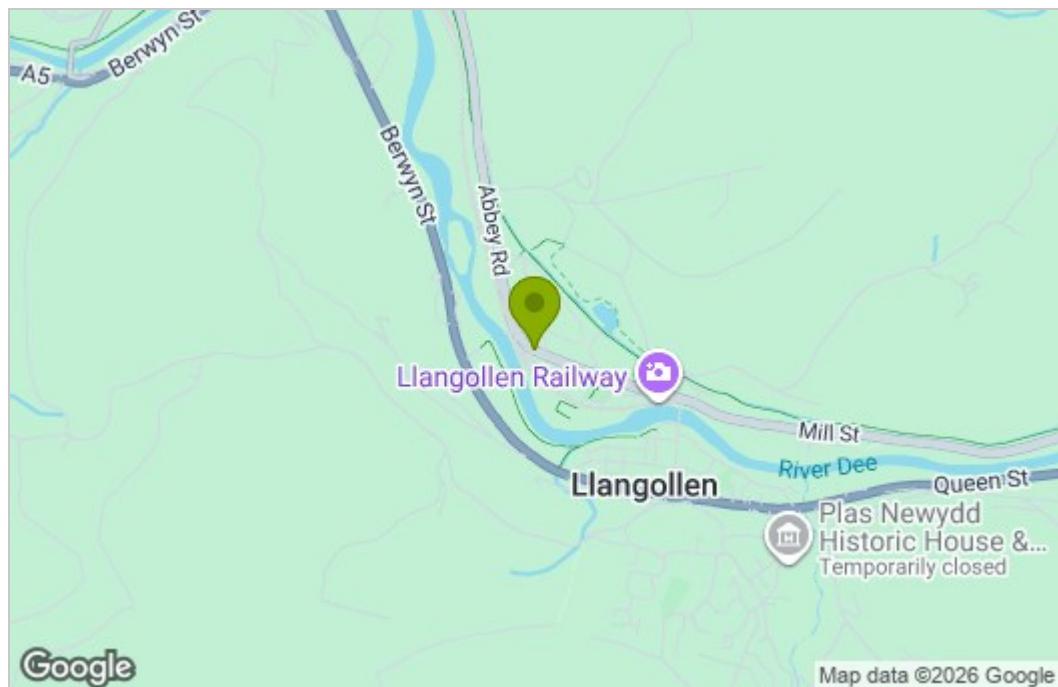
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

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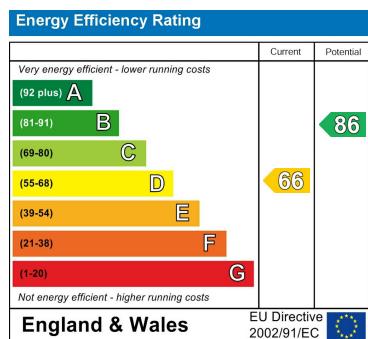
Plan produced using PlanUp.

8 Tan Y Ddol

Area Map



Energy Efficiency Graph



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