

Llanfair Talhaiarn

Abergele

LL22 8SP

**Grow**  
SALES + LETTINGS

## AUCTION GUIDE PRICE £275,000

- **Immediate 'exchange of contracts'**
- **Detached Bungalow**
- **Wealth of Original Features**
- **Rural Location**
- **Stunning Views**
- **Large Wrap Around Garden**
- **Development Potential**
- **Perfect Renovation Potential**



### RENOVATION POTENTIAL!!

A charming 3-bedroom bungalow located in beautiful rural surroundings of Llanfair Talhaiarn near Abergele. This property boasts stunning views, original features, and ample off-road parking. Best of all, it is chain-free, providing you with a hassle-free buying experience. Step into a peaceful haven that offers a perfect blend of countryside living and contemporary conveniences. With three spacious bedrooms, this bungalow provides ample space for you and your family to make it your own or as an ideal holiday home as well as a wealth of original features such as an inglenook fireplace, solid wood floors and oak beams the property boasts a lounge/dining room, kitchen, utility, bathroom and conservatory with beautiful far reaching views. The picturesque rural location ensures tranquility and a refreshing escape from the daily bustle. Wake up to breathtaking views and enjoy the serene surroundings that Llanfair Talhaiarn has to offer.



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Discover the hidden gem of Firridge in Llanfair Talhaiarn near Abergele!

This charming detached 3-bedroom bungalow offers endless potential for the savvy buyer. With original wood floors, oak beams, and an inviting Inglenook fire, this property exudes warmth and character.

Immerse yourself in the breathtaking views that surround this rural location, providing the ultimate escape from city life. Indulge in the peace and tranquillity that Fir Ridge has to offer.

Step inside and be captivated by the original features that make this bungalow truly special. The wood floors add a touch of timeless elegance, while the oak beams create a rustic and charming atmosphere throughout the property. Picture yourself cozying up by the Inglenook fire on chilly evenings, embracing the ultimate comfort and relaxation.

With ample space and three bedrooms, there is plenty of room to create your dream home and bring your unique vision to life.

Don't miss out on the opportunity to own a home with endless potential and stunning views. Schedule a viewing today and this beautiful bungalow become your retreat from the outside world.

Set back from the road with ample off road parking the bungalow is accessed via a solid wood door which opens to the lounge/dining room

#### **Lounge/Diner**

Solid wood floor, double glazed windows to one side and wooden framed window to the other, both with stunning field views, original wooden doors to bedrooms 1 and 2 and an inner hallway leading to the kitchen and bedroom 3, a dual fuel cast iron wood burner nested into the inglenook fireplace with original

oak beam lintel and slate floor, original solid oak beam ceiling and wall mounted radiators

#### **Bedroom 1**

PVC double glazed window to side aspect, timber floor, wall mounted radiator, Victorian cast iron fire place

#### **Bedroom 2**

PVC double glazed window to front aspect, timber floor, wall mounted radiator, Victorian cast iron fire place, access to attic space

#### **Bedroom 3**

PVC double glazed window to side aspect, timber floor, wall mounted radiator, Victorian cast iron fire place

#### **Kitchen**

A solid oak kitchen with wall, drawer and base units, worktop, space for an AGA, built in oven with hob over, plumbing for dishwasher and a Belfast sink unit, window to side aspect, archway to the utility

#### **Utility**

Plumbing for washing machine and space for a tumble dryer, wall mounted 'Ideal' combination boiler, window to side aspect, space for a fridge freezer, door to bathroom

#### **Bathroom**

A modern suite comprising a stand alone deep bath, close coupled WC and pedestal wash handbasin, tiled walls and floor, obscure double glazed window to side

#### **Conservatory**

Windows to sides and rear with breathtaking field views, ceramic tiled floor, double doors opening to the rear garden





## Floorplan:



## AUCTION INFORMATION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid GBP 275,000

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Please read the auction terms before requesting a viewing [Buying Through Auction \(pattinson.co.uk\)](http://pattinson.co.uk)

## Location

Located in the charming and picturesque area of North Wales. Nestled within this region, the location offers a perfect blend of rural tranquility and convenient accessibility to nearby amenities.

Surrounded by stunning natural beauty, Llanfair Talhaiarn enjoys a rural setting that allows residents to escape the hustle and bustle of city life. Rolling hills, lush green landscapes, and breathtaking views offer a serene backdrop for those seeking a peaceful lifestyle.

However, despite its rural charm, Llanfair Talhaiarn still benefits from excellent accessibility. Local towns and villages are within easy reach, providing conveniences such as shops, restaurants, and schools. Larger towns and cities are also accessible, making it easy to commute or enjoy a day trip to nearby attractions.

Nature enthusiasts will find themselves in paradise, as Llanfair Talhaiarn is surrounded by areas of natural beauty. From stunning walking trails and cycle paths to rivers and lakes to explore, there is no shortage of outdoor activities to enjoy.

Whether you're a nature lover, seeking a peaceful retreat, or looking for a balance between rural living and modern conveniences, Llanfair Talhaiarn offers an idyllic location that is sure to captivate and inspire.

What3Words: ///joints.caps.pies

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## DIRECTIONS

# Energy performance certificate (EPC)

Firridge Llanfairtalhaiarn ABERGELE LL22 8SP	Energy rating	Valid until: <b>2 August 2030</b>
	<b>G</b>	Certificate number: <b>0479-2817-7485-2300-8165</b>

Property type: Detached bungalow

Total floor area: 63 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's current energy rating is G. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60