



**Tryfan Abergele Road, Llanddulas,  
Conwy, LL22 8HH**

**£190,000**

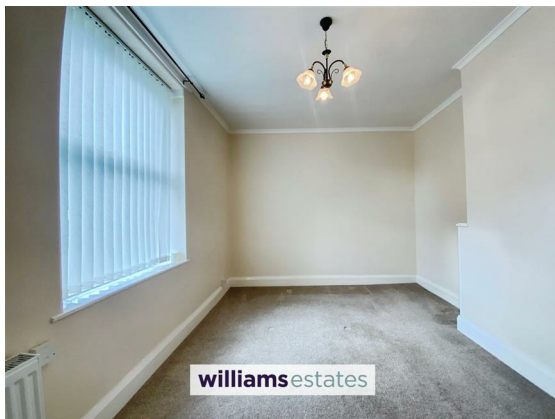
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**EPC - D61    Council Tax Band - C    Tenure - Freehold**

# Abergele Road, Llanddulas

## 2 Bedrooms - House - Semi-Detached

Situated within the village of Llanddulas, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home. The residence features a fitted kitchen, cellar for storage, bathroom plus two comfortable bedrooms, each designed to provide a peaceful retreat at the end of the day. Offering off road parking, gas central heating and double glazing. This property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach, as well as being within close proximity to the A55. Council Tax Band C. Freehold. EPC rating 61 D.



### Accommodation

A uPVC double glazed door with obscure glass panel leads into:

### Entrance Porch

9'4" x 4'5" (2.87 x 1.36)

Beamed ceiling, lighting and uPVC double glazed windows to the side elevation. A door leads into:

### Living Room

13'2" x 11'11" (4.03 x 3.64)

Electric fire set on a tiled hearth with fire surround, under stairs storage cupboard, telephone point and double glazed windows looking out to the front and to the rear elevation. Stairs to the first floor accommodation.

### Dining Room

13'10" x 10'3" (4.24 x 3.13)

With radiator and double glazed window looking to the front elevation.

### Kitchen

12'10" x 6'0" (3.93 x 1.83)

Fitted with wall, drawer and base units, worktop surfaces, stainless steel sink with drainer and mixer tap, built in oven, electric hob with extractor fan over, plumbing for washing machine, tiled splash backs, radiator, flooring, double glazed window and double glazed back door with obscure glass.

### Landing

With smoke alarm and lighting.

### Bedroom One

12'10" x 11'11" (3.92 x 3.64)

With radiator and two double glazed windows looking to the side elevation.

### Bedroom Two

13'8" x 11'0" (4.17 x 3.35)

With loft access, radiator and double glazed window looking to the front.





### Bathroom

11'10" x 6'1" (3.63 x 1.86 )

Comprising of a four piece suite, panelled corner bath, separate shower enclosure, wash hand basin, toilet, tiled walls, storage cupboard, radiator, loft access hatch and a double glazed obscure window to the rear elevation.

### Outside

On approaching the property offers off road parking for one car. The front garden is bound by a stone wall. Side access to the rear yard, which is gravelled for ease of maintenance and is enclosed by fencing. Steps up lead to the rear elevation.

Access to a handy Cellar.

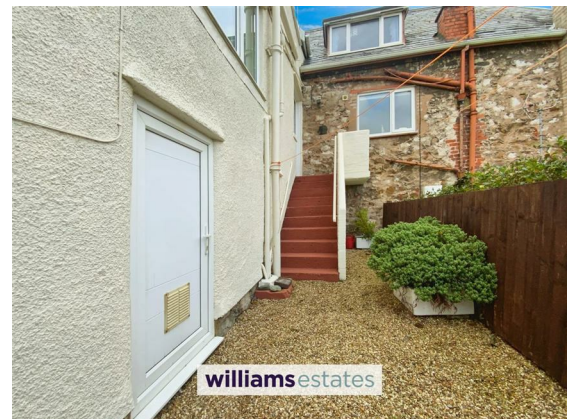
### Cellar

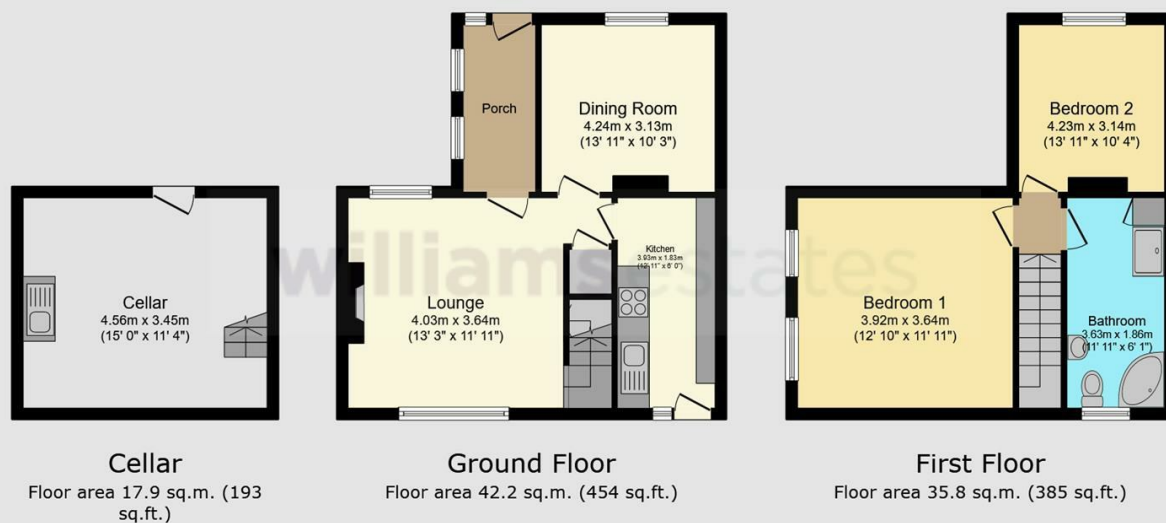
14'11" x 11'3" (4.56 x 3.45)

This handy storage room has a belfast sink, mains power, lighting and uPVC door.

### Directions

From Rhyl proceed through Kinmel Bay, Towyn and Abergele Town towards Llanddulas. On entering Llanddulas, the property can be found on the right hand side.





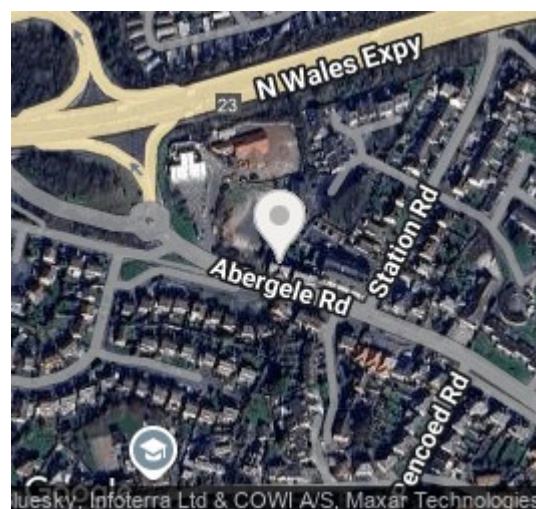
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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