



**15 Tan Yr Foel, Rhyd-Y-Foel, Abergele,  
LL22 8HZ**

**£200,000**

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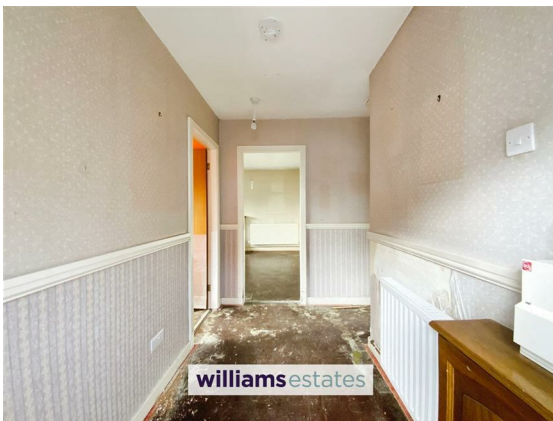
**EPC - B86    Council Tax Band - E    Tenure - Freehold**



# Tan Yr Foel, Abergele

## 2 Bedrooms - Bungalow

Situated in the outskirts of the quaint village of Rhyd Y Foel, just outside Abergele, this detached bungalow is to be sold with no onward chain and is in need of some modernisation. The accommodation briefly affords the entrance hallway, lounge, kitchen, shower room plus two double bedrooms. Having double glazing, air source heat pump, driveway parking, single garage, front garden, rear store and a good size rear garden. EPC is B86. Freehold. Council tax band is E. Call our Rhyl branch to arrange a viewing on 01745 369 444.



### Notes

The following applicants will be favoured:

A first-time buyer who has:

- A local connection of 5 years within the community of Conwy or neighbouring community.

Local connection being:

- A person(s) who is living within the community of Conwy or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR
- a person(s) is working within the community of Conwy or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR - has a close family connection, who within the community of Conwy or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes

OR A first-time buyer who has:

- previously lived within the community of Conwy or neighbouring community for at least 5 years, and would like to return to live in the area

The above eligibility will be assessed upon an offer being made.

### Accommodation

Composite front door gives access into the entrance hallway

### Entrance Hallway

Having the mains fuse box, radiator, built in storage cupboard housing the cylinder tank, loft hatch and doors off.

### Lounge

18'9" x 12'0" (5.73 x 3.66)

This living room has two radiators, fire surround and double glazed front window.

## Kitchen

16'4" x 12'0" (4.98 x 3.67)

Fitted with wall, base and drawer units, worktop surfaces, plumbing for a washing machine, single drainer sink with mixer tap, built in oven, tiled splash-backs, radiator, tiled flooring, double glazed side & rear windows plus composite back door.

## Bedroom 1

11'0" x 11'2" (3.36 x 3.41 )

This double bedroom has a radiator and double glazed front window.

## Bedroom 2

11'1" x 9'4" (3.39 x 2.86)

Another double bedroom having a radiator and double glazed rear window.

## Shower Room

6'5" x 5'4" (1.96 x 1.65 )

This wet room comprises of a wall hung wash hand basin, toilet, shower with shower curtain, wall tiles, radiator, extractor fan, vinyl floor and double glazed side window.

## Outside

The front offers a long driveway that leads to the single detached garage, main garden area being laid to lawn with side gate allowing access to the rear garden.

The good size rear garden offers a split level garden with lawn, purpose built store and is fully enclosed by fencing.

## Garage

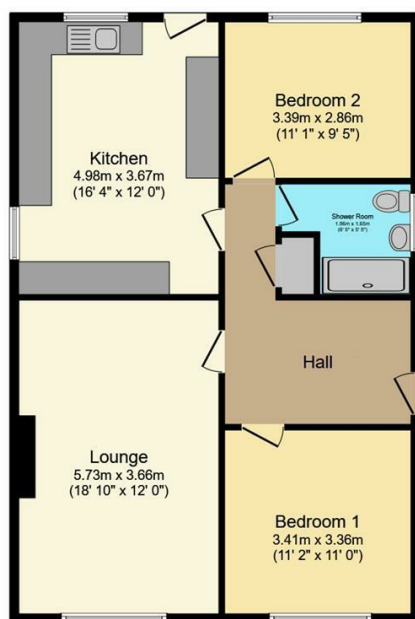
With up and over entrance door.

## Directions

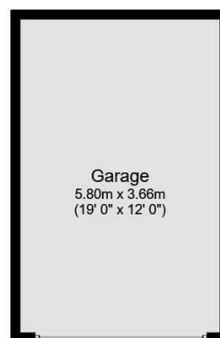
Proceed onto Rhuddlan Road and head towards Abergele. At the roundabouts proceed through Abergele Town and continue towards Colwyn Bay. After Gwrych Castle on your left turn left towards Rhyd-Y-Foel. Follow the road into the Village and turn right into Tan Yr Foel. Continue to the left corner of this lovely cul-de-sac and this detached bungalow can be located on your left.







**Floor Plan**  
 Floor area 77.5 sq.m. (834 sq.ft.)



**Garage**  
 Floor area 21.0 sq.m. (226 sq.ft.)

Total floor area: 98.5 sq.m. (1,060 sq.ft.)

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](http://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>		<b>95</b>
(81-91) <b>B</b>	<b>86</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		
<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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