



Total floor area 106.3 sq.m. (1,144 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G	1	(1-20) G	1
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

7th July 2021,
reviewed 23rd Oct 2021



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45-47 Market Street
Abergele
Conwy
LL22 7AF

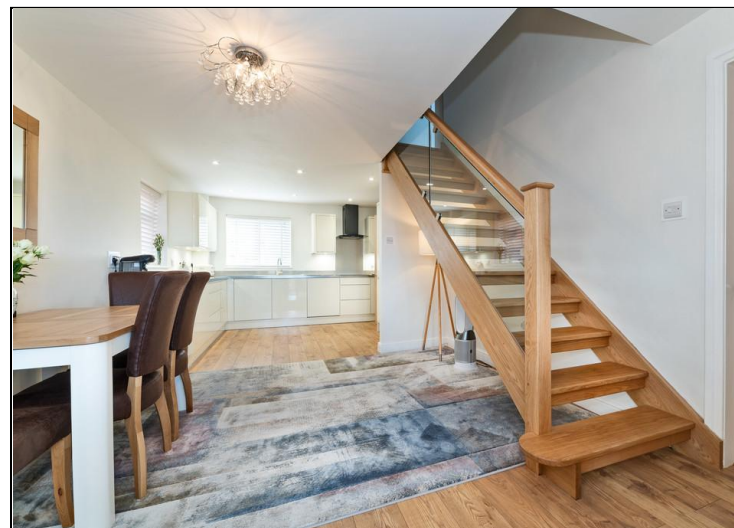
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75 Ffordd Tan'r Allt, Abergele, Conwy, LL22 7DQ

£350,000

- Detached family house
- Popular location
- Four bedrooms
- En suite facility

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



A well presented family house located within the popular and much sought after Tan y Gopa estate, within a mile of Abergele town centre. Abergele offers a range of shops and services including Tesco supermarket, schooling for all age groups, a medical centre and library. Gwrych Castle is close by, together with the golf club, beach and promenade. There is easy access to the A55 Expressway which provides good transport links along the North Wales coast and beyond. This lovely property has been updated and now provides contemporary accommodation with far reaching coastal views from the rear. Having been extended, the accommodation includes a modern kitchen and dining room, a large lounge, a pleasant garden room, family bathroom and four bedrooms, the master having an ensuite facility. There are quality fittings such as Oak doors with bevelled glazing, an Oak staircase with glass balustrade, uPVC double glazing, gas central heating and a resin driveway leading to the garage. A stylish home that needs to be viewed to be appreciated.

OPEN STORM PORCH With timber posts and tiled roof.

HALL 9' 0" x 6' 3" (2.76m x 1.93m) Glazed side panels and composite door opens to entrance hall with coved ceiling, laminate flooring, power points, storage cupboard and radiator. Door to;

CLOAKROOM 6' 5" x 3' 10" (1.96m x 1.17m) Fitted with a white two piece suite comprising of low flush wc. and wash hand basin fitted within storage furniture. Further storage cupboard with mirrored sliding doors, part tiled walls, obscure glazed window, radiator and laminate flooring.

LOUNGE 15' 11" x 11' 1" (4.87m x 3.39m) With coved ceiling, laminate flooring, radiator, power points, inset 'pebble effect' gas fire and window overlooking the rear garden.

KITCHEN/DINER 21' 4" x 11' 7" (6.51m x 3.54m) A lovely bright room with continuation of the laminate flooring and recently fitted with a range of modern 'Wren' wall and base cabinets with work top surfaces and upstands. Single bowl sink and drainer with mixer tap over, 'Neff' induction hob, splashback, extractor fan, 'Neff' double oven within tower unit and integrated appliances including fridge/freezer, 'AEG' washer/drier and 'Bosch' dishwasher. Power points, ceiling spotlights and windows to the front and side. Ample space for dining suite, further power points, contemporary radiator and open access to;

GARDEN ROOM 12' 0" x 8' 7" (3.68m x 2.64m) A pleasant addition with windows to three sides, two Velux windows to the ceiling and French doors to the garden. Laminate flooring, electric wall heaters and power points.

STAIRS & LANDING 15' 8" x 2' 10" (4.78m x 0.87m) From the dining area, an oak staircase with strengthened glass balustrade leads to landing with loft hatch, laminate flooring, power points and storage cupboard.

MASTER BEDROOM 11' 10" x 11' 5" (3.63m x 3.50m) With window to the rear enjoying the far reaching coastal views, radiator, power points and fitted wardrobes with sliding doors. Door to;

ENSUITE 5' 0" x 4' 5" (1.54m x 1.35m) Fitted with a white three piece suite comprising of low flush wc. and pedestal wash hand basin and shower cubicle. Obscure glazed window, fully tiled walls, shaving point, extractor fan and chrome 'ladder style' radiator/towel rail.

BEDROOM TWO 11' 10" x 8' 4" (3.62m x 2.55m) With window to the rear enjoying the far reaching coastal views, radiator, power points and fitted wardrobes with sliding doors.

BEDROOM THREE 10' 1" x 7' 9" (3.09m x 2.38m) Currently used as a study. With window to the front, radiator and power points.

BEDROOM FOUR 10' 1" x 6' 7" (3.09m x 2.02m) With window to the front, radiator and power points.

BATHROOM 8' 2" x 6' 1" (2.51m x 1.86m) Fitted with a white three piece suite comprising of low flush wc., panel bath with shower and screen over, wash hand basin within fitted furniture including glazed cupboards and spotlights. Obscure glazed window and radiator.

OUTSIDE To the front, this property has a neat lawn garden with a border. A resin drive provides parking for two vehicles and access to the detached single garage which has power and an 'up and over' door. Arched timber gates provide access to either side of the house and the rear garden. This area is enclosed within timber fencing and has a raised decked patio with views over the rooftops to the coast, steps down to the lawn, well stocked borders and further decking with timber sleepers, providing a sunny secluded spot for alfresco dining.

SERVICES Mains gas, electric, water and drainage are believed connected or available at the property. Please note no appliances are tested by the selling agent.

DIRECTIONS From the agent's office, turn right at the first set of traffic lights into Chapel Street. Proceed up hill into Llanfair Road and, at the brow of the hill, turn right into Lon Dirion. Follow the road into Ffordd Tan'r Allt and number 75 will be seen on the right.

