

TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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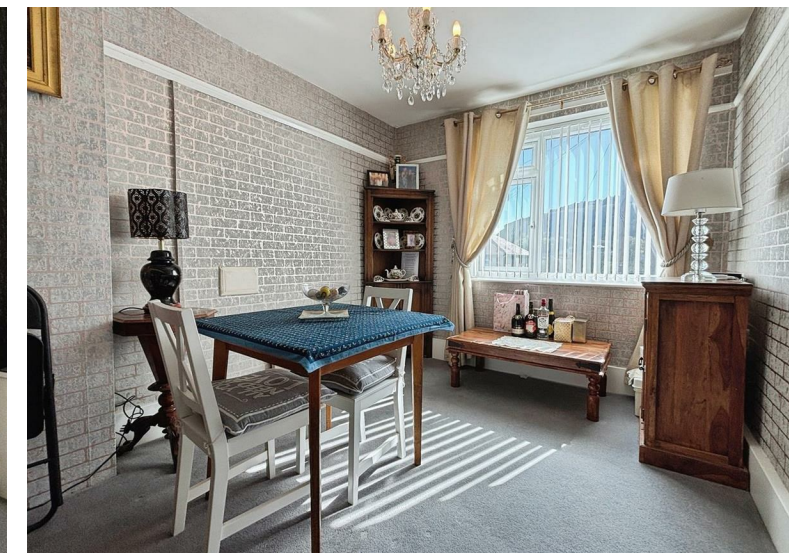
18 Tan Y Marian, Abergele, LL22 8ER

£200,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(23-34) E
(21-38) F			(11-20) F
(1-20) G			(1-10) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure

Freehold

Council Tax Band

Band - B - Average from 01-04-2026 £1,923.30

Property Description

The approach is both practical and versatile, with a hardstanding driveway providing off-road parking for multiple vehicles, complemented by a low-maintenance stone-chipped front garden that can also be utilised for additional parking if required. A timber gate to the side of the property leads to a set of timber steps rising to the composite front door, continuing through to the rear garden.

Stepping inside, the entrance hall is welcoming and tastefully presented, finished with wood-effect laminate flooring. A useful under-stairs storage cupboard offers practicality, while the staircase, enhanced by a recently installed contemporary glass balustrade, adds a stylish focal point. Oak strip-panel internal doors are a consistent feature throughout, lending a modern and cohesive feel to the home.

The main lounge is a bright and inviting space, enhanced by a large bay window that floods the room with natural light. Corniced coving adds a touch of character, while a prominent chimney breast with an ornate stone-effect mantel and hearth houses an electric fire, creating a cosy centrepiece. An open doorway leads through to the kitchen, providing a natural flow between the spaces.

A second reception room offers excellent versatility, currently used as a dining room but equally suited as a home office or additional sitting room. With pleasant views towards Pen-Y-Groesffordd hillside, it provides a peaceful and adaptable space to suit a variety of needs.

The kitchen is both functional and stylish, fitted with a range of high-gloss wall and base units complemented by tiled splashbacks and laminated worktops. A large ceramic sink with drainer sits at the heart of the space, while there is ample room for a freestanding fridge freezer, gas cooker, and plumbing for a dishwasher. To the rear, a porch area provides access to the garden and a convenient ground floor WC.

Upstairs, the landing is brightened by a window and continues the sense of style with the glass balustrade. A loft hatch provides access to the roof space, while a handy storage

cupboard houses the central heating boiler.

The primary bedroom is a comfortable double, featuring a fitted wardrobe flanking the chimney breast and enjoying pleasant views towards the nearby Pen-Y-Groesffordd hillside and distant Clwydian mountain range. The second bedroom is another generously proportioned double, offering space for additional furniture and featuring a unique hidden lift behind a stud wall, which historically provided access between floors (please note this has not been recently tested or serviced). The third bedroom is a well-sized single, overlooking the rear garden and offering space for wardrobes and bedside furniture, making it ideal as a child's room or home office.

The bathroom has been stylishly modernised with full-height PVC panelling to both walls and ceiling for ease of maintenance, complemented by tiled flooring. It features a contemporary open shower cubicle with a clear glass screen, rainfall showerhead, and separate handheld attachment, alongside a WC, a vanity unit with storage, an illuminated mirror, and a heated towel rail.

From the rear porch, the garden unfolds into a thoughtfully designed and highly usable outdoor space. A spacious timber decked terrace offers the perfect setting for al fresco dining and entertaining, with access to a store house complete with power. The former coal bunker has been cleverly repurposed into a practical utility area, providing plumbing and power for both washing and drying appliances. A further hardstanding area, currently used as an additional patio, beyond which a stone-chipped border frames a charming paved seating area beneath a pergola adorned with climbing plants. The garden continues with a neatly maintained lawn, ideal for children's play, and extends to a further tier featuring additional lawn space planted with pear and cherry trees. Fully enclosed by timber fencing and edged with established flowerbeds, the garden enjoys a sunny south-west facing aspect, ensuring sunlight throughout the day and into the evening.

The property is within walking distance of Llanddulas village center, offering a chip shop, post office, the popular Valentine Inn gastro pub, an Indian takeaway/restaurant, Llanddulas beach, and coastal paths. Commuting along the North Wales Coast is effortless with the A55 just moments away! This charming home with breathtaking views awaits your discovery. Schedule a viewing today and imagine the possibilities of making it your own!

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 22-4-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

14'10" x 10'10" (4.54 x 3.32)

Dining Room

11'10" x 8'11" (3.62 x 2.72)

Kitchen

10'9" x 7'11" (3.29 x 2.42)

Porch

4'3" x 3'0" (1.32 x 0.92)

WC

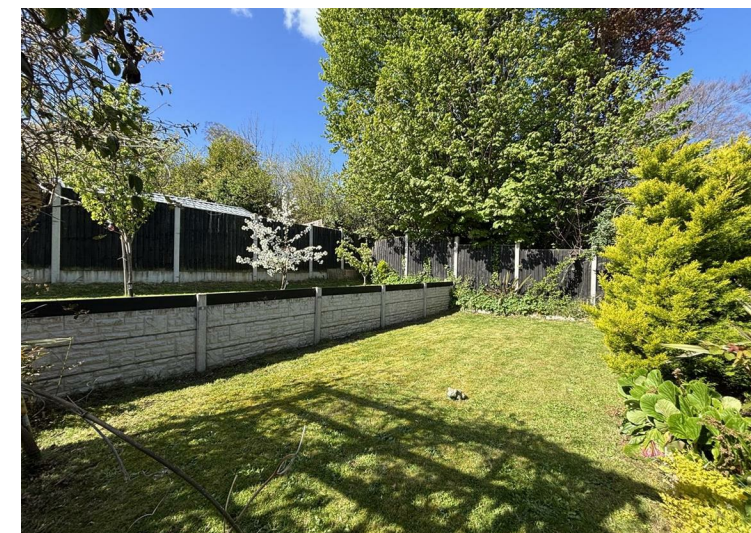
4'3" x 2'7" (1.30 x 0.79)

Bedroom 1

10'10" x 14'11" (3.31 x 4.56)

Bedroom 2

11'10" x 8'11" (3.61 x 2.72)



Bedroom 3

8'0" x 8'3" (2.44 x 2.53)

Bathroom

8'5" x 4'1" (2.57 x 1.26)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

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