



Tan Y Maes , Abbey Road,
Llangollen, Denbighshire LL20 8SP

**Bowen Son
and Watson**

with **Kent Jones**

**Tan Y Maes , Abbey Road
Llangollen, Denbighshire LL20 8SP**

For sale by informal tender sealed bids are invited to the agents Llangollen offices by no later than 12.00pm midday on Friday 11th February 2022.

A beautifully proportioned traditional semi-detached property occupying a most sought-after position on Abbey Road, Llangollen.

The property features a spacious reception hall with three reception rooms with breakfast kitchen and pantry off. At first-floor level there are four bedrooms, a shower room and a large bathroom.

The whole provides great potential for works of refurbishment into what will be a beautiful home, Viewing highly advised.

Recessed Porch

10' 8" x 5' 1" (3.24m x 1.55m)

Exposed brickwork and tiled step leading to front door.

Reception Hall

12' 5" x 10' 6" (3.79m x 3.20m)

Approached through a panelled door having recessed well for doormat. Stairs off. Under stair cloaks cupboard. Smoke alarm. Radiator. Telephone Point.

Lounge

13' 9" x 11' 11" (4.20m x 3.63m)

Picture rail. Traditional window. Television aerial point. Radiator. Open plan aspect to...

Sitting Room

13' 9" x 12' 0" (4.19m x 3.67m)

Traditional fireplace having painted surround with bottle-green glazed tiling to insert having onset enclosed living flame coal effectgas fire. Picture rail. Traditional window.

Dining Room

14' 10" x 10' 5" (4.53m x 3.17m)

Tiled fireplace and hearth with provision for open fire. Period cupboard to recess having glazed upper portions for display. Radiator. Traditional window. Picture rail.

Breakfast Kitchen

11' 11" x 10' 0" (3.64m x 3.04m)

Fitted with range of white laminate fronted base and wall cabinets with base cupboards set beneath laminate topped work surfaces. Patterned quarry tiled flooring. Space for cooker and refrigerator. Traditional window. Open wall shelving. Wall-mounted gas-fired central heating boiler. Central heating timer.

Pantry

7' 10" x 6' 11" (2.4m x 2.10m)

Continuation of quarry tiled flooring from kitchen. Fitted wall shelving and cold slab. Space with plumbing for automatic washing machine. Space for refrigerator and tumble dryer. Traditional window.



Landing

Feature roof-light. Loft access point. Radiator.

No. 1 Bedroom

15' 1" x 10' 5" (4.60m x 3.17m)

Traditional window. Radiator. Picture rail.

No. 2 Bedroom

14' 1" x 11' 11" (4.30m x 3.64m)

Traditional window. Radiator. Picture rail.

No. 3 Bedroom

13' 3" x 8' 9" (4.05m x 2.66m)

Traditional window. Radiator. Picture rail.
Recess for wardrobe.

No. 4 Bedroom

13' 2" x 10' 6" (4.01m x 3.21m)

Traditional window to dormer. Radiator.

Shower Room

8' 10" x 7' 6" (2.68m x 2.28m)

Fitted with two-piece white suite comprising pedestal wash-basin and shower tray having enclosing cubicle and thermostatic shower over. Radiator. Double airing cupboard containing hot water cylinder Traditional window. Radiator.

Bathroom

10' 11" x 8' 10" (3.33m x 2.69m)

Fitted with three piece 'champagne' shade suite comprising close-flush WC, pedestal wash-basin and panelled bath. Tiled splash surround to bath. Traditional window. Radiator. Picture rail.

Separate WC

5' 8" x 2' 9" (1.72m x 0.83m)

Fitted with low-flush white suite. Traditional window. Radiator.

Outside

The property occupies a sunny rectangular plot with the house being set well back from the roadway with gates and a tarmacadam parking driveway, which leads to a garage. The front garden is laid to lawn with stocked borders and bounded by timber fencing. A tarmacadam pathway leads to the front door. At the rear of the house there is a yard area with Stores and Outside WC, beyond which there is a sloping lawned garden bisected by a small retainer having scattered planting to shrubs etc.

Directions

from the Agents Llangollen offices proceed down Castle Street and over the Dee bridge. At the junction turn left onto Abbey Road. Pass the station and continue until the property is eventually approached on the right-hand side.



Method of Sale

The property is offered for sale by informal tender. Sealed written bids are invited to the agents Llangollen offices by no later than 12.00pm midday on Friday 11th February 2022.

Bids received shall be deemed individual purchases 'final and best'. No negotiation will be entered into after the time and date specified.



Knowledge | Expertise | Integrity

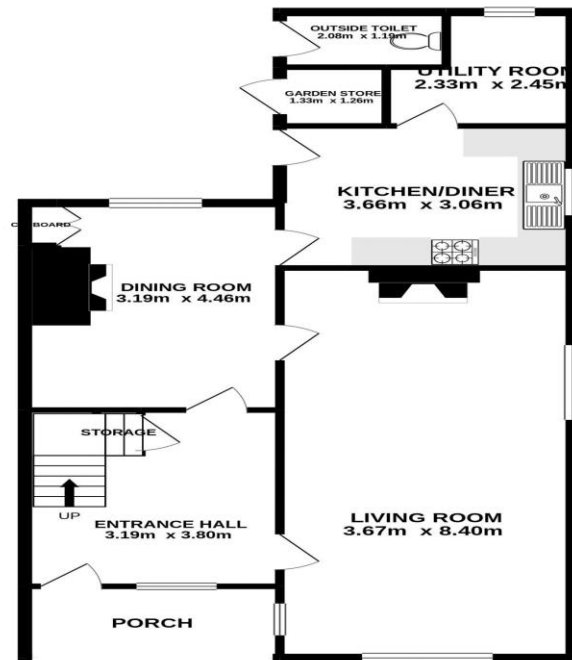
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Contact your local branch of **Bowen Son and Watson** with **Kent Jones** today!

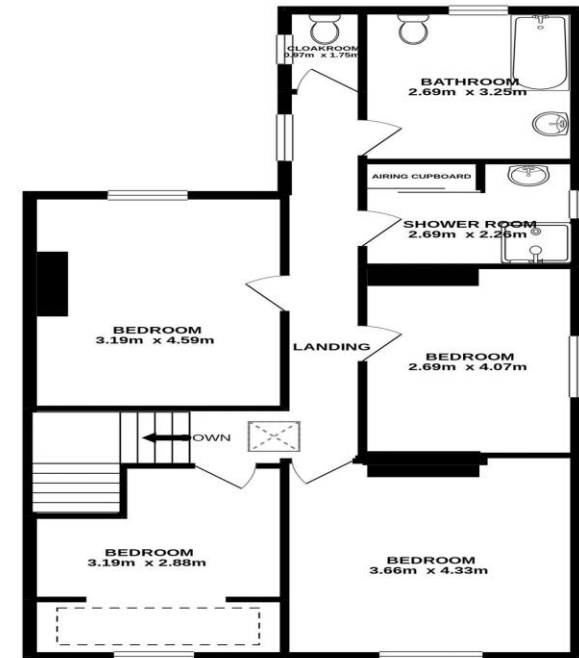




GROUND FLOOR



1ST FLOOR



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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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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