

FREEHOLD



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House - Semi-Detached

# TEGFAN, 16 MAES Y LLAN, LLANFAIRTALHAU LLANFAIRTALHAU CONWY, LL22

Offers In The Region

# £115,000

## FEATURES

- Three Bedroom Semi-Detached House
- In Need of Internal Improvements
- Quiet Village Location
- Great-Sized Gardens
- CASH BUYERS ONLY
- No Onward Chain
- Local Restrictions Apply
- EPC Rating : 22 F



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# 3 Bedroom House - Semi-Detached located

**\*CASH BUYERS ONLY\***.....This Three Bedroom Semi-Detached house sits within the favoured village location of Llanfair Talhaiarn. In need of internal improvements, the property benefits from a spacious accommodation with great-sized gardens. Llanfair Talhaiarn is a quiet village situated just on the outskirts of Abergele with local amenities including a school, doctors' surgery and eateries. There is a restriction where the buyer has to have lived or worked within a 30 mile radius of the property, while still residing in Wales for the 3 years preceding the purchase. EPC 22

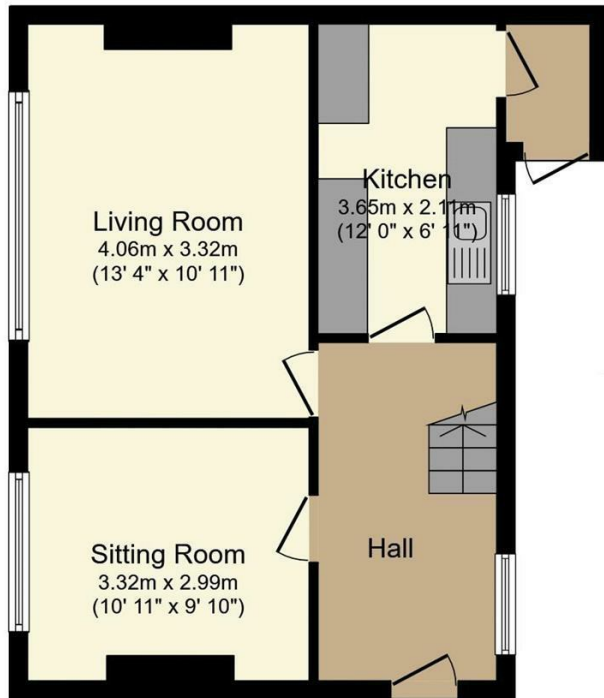
Call us on

**01745 817417**

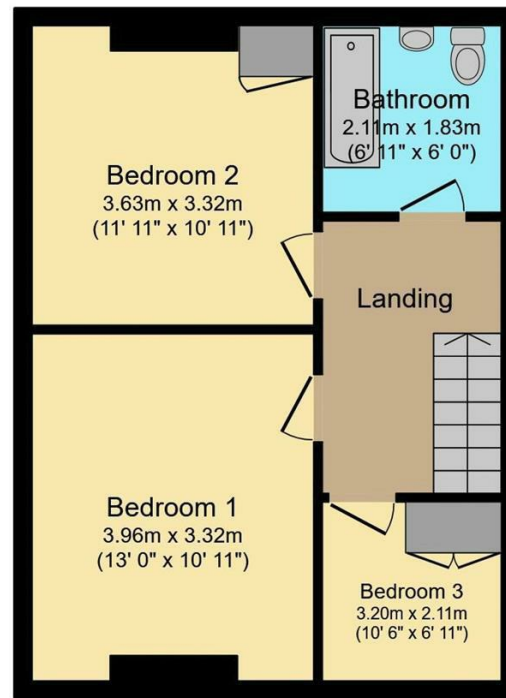
[denbigh@williamsestates.com](mailto:denbigh@williamsestates.com)

**Council Tax Band**

**C**



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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.

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Total floor area 87.0 m<sup>2</sup> (937 sq.ft.) approx

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