

# Wingetts

More than just estate agents



## 14 Plas Derwen, Llangollen, LL20 8EF

**Offers Over £210,000**

A unique opportunity to acquire this well presented two bedroom Apartment situated within this sought after development and within walking distance of the Towns many amenities. The Apartment offers well appointed accommodation with a balcony offering stunning views overlooking the Llangollen Railway, River Dee and beyond. Briefly comprising open plan lounge/diner and kitchen with integrated appliances and breakfast bar, Master Bedroom with en-suite shower room, a further double bedroom and bathroom. The property is warmed by a gas fired underfloor heating system and also includes a secure and designated off road parking space within the undercroft. Internal inspection is essential. NO CHAIN

## Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

## Directions

From Llangollen centre proceed down Castle Street over the bridge and at the junction turn left onto Abbey Road. Passing Llangollen Pavilion on the right hand side where the property will be observed after a short distance on the right.

## Accommodation

Ground floor secure entry system via undercroft car parking and main entrance door with intercom. Steps/lift to Second floor.

## Entrance Hall

Intercom system for entrance into development, cupboard housing gas fired boiler and vacuum system. Doors off to all rooms.

## Open Plan Lounge/Diner & Kitchen 29'11" x 12'6" (9.14 x 3.82)

### Lounge & Dining area

UPVC doors to balcony with views over the Llangollen Canal, River Dee and Berwyn mountains.

### Kitchen

A range of base and wall cupboards complimented by work surface areas incorporating sink unit with mixer taps and waste disposal, gas hob with extractor above, electric oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, breakfast bar, spotlights to ceiling.

## Master bedroom 16'11" x 11'11" (5.18 x 3.64)

A light and spacious bedroom with UPVC double glazed window to front and door to:-

### En-Suite

Walk in shower enclosure with mains shower, w.c, wash hand basin. shaver point, part tiled walls.

## Bedroom Two 12'10" x 8'6" (3.92 x 2.60)

UPVC double glazed window to front.

## Bathroom

Bath with mains shower over and screen, wash hand basin in vanity unit, w.c, spotlights to ceiling, chrome heated towel rail, part tiled walls and shaver point.

## Parking

Designated parking bay & visitor parking, having electrical gate with key fob entry and additional pedestrian gate. Bike store. Post boxes to ground floor.

## Lease & Charges

The property is Leasehold. The 250 year lease commenced in 2008.

Annual Ground Rent is £328.80

Service Charge is £1,942.57.



# Floor Plan

## Ground Floor

Approx. 82.3 sq. metres (885.7 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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