

Wingetts

More than just estate agents



14 Maes Collen, Llangollen, LL20 8EN

Price £124,950

A newly refurbished one bedroom ground floor Apartment situated in this sought after residential area of Llangollen within walking distance of all the Town's amenities and minutes from Plas Newydd Gardens. The Apartment comes with an off road parking space and enclosed rear garden with summer house, which offers views towards Castle Dinas Bran. The Apartment briefly comprises entrance hall, open plan lounge/newly fitted kitchen, bedroom and newly appointed shower room. Externally there is a low maintenance garden and parking space. NO CHAIN

Location

Maes Collen Is located within the Dee Valley, an area of outstanding natural beauty that enjoys stunning views of the Welsh Hills to the front and rear and yet only a short walk from the Historic riverside town of Llangollen with its excellent range of restaurants, bars boutique style shops and outdoor activity centres. The day to day amenities include both Primary and Secondary schools, Health Centre, Dentists, supermarkets and a frequent bus service that operates to the neighbouring towns. There are excellent links roads that allow for daily commuting to Wrexham, Chester, Oswestry, the North West and North Wales. Popular amongst walkers and cyclists, the location must be viewed to appreciate its setting.

Accommodation

Entrance door opens into the hallway with doors off to all rooms.

Open Plan Lounge & Kitchen

Lovely open aspect room which runs the full length of the apartment.

Lounge Area 9'5" x 9'7" (2.88 x 2.93)

UPVC double glazed patio doors giving a good degree of natural light to the room and opens out into the rear garden, grey laminate flooring and radiator.

Kitchen Area 9'0" x 9'7" (2.76 x 2.93)

Newly appointed kitchen with a range of fitted white gloss base and wall units complimented by grey work surfaces incorporating black sink and drainer unit with mixer tap over and UPVC double glazed window above, ceramic hob with extractor hood above and electric oven/grill below, integrated fridge/freeze and washing machine, part tiled walls.

Bedroom 9'5" x 9'7" (2.88 x 2.93)

UPVC double glazed window to rear, built in wardrobe.

Shower Room 6'2" x 6'5" (1.88 x 1.98)

Newly appointed shower room with walk in shower enclosure with electric "Triton" shower and extractor above, wash hand basin, w.c, UPVC double glazed window, fully tiled walls and floor.

Outside

The enclosed rear garden is a particular feature of the apartment from which to enjoy outdoor dining and offers low maintenance with its paved patio and a summerhouse.

Parking

Allocated parking bay to the side of the apartment.

Lease

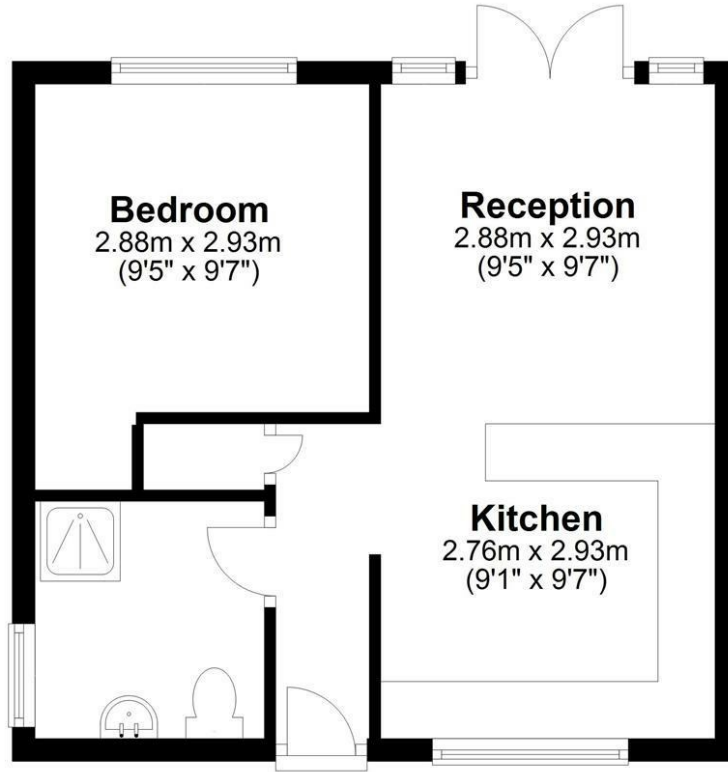
Lease is 129 years from 2001 - having 106 years remaining.

Annual service charge is £486.72 paid monthly



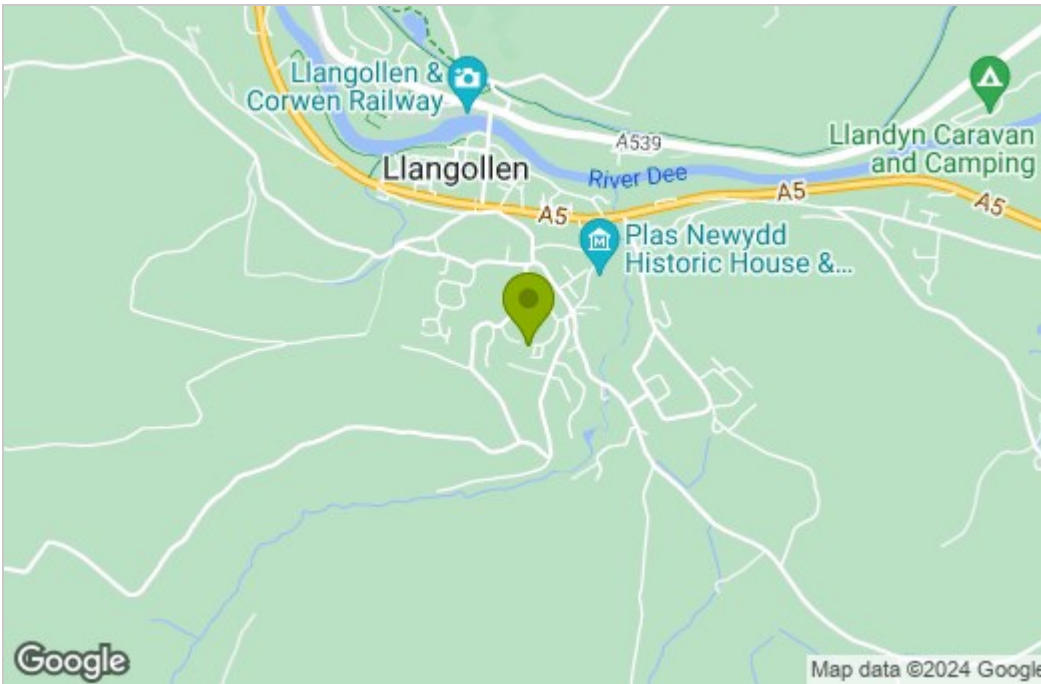
Floor Plan

Ground Floor

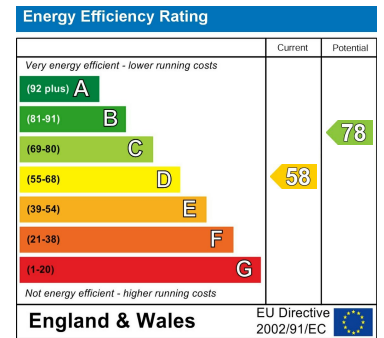


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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