

# Wingetts

More than just estate agents



**37 Cwrt Glan Y Gamlas, Llangollen, LL20 8TJ**

**Price £250,000**

A rare opportunity to purchase a two bedroom top floor apartment with balcony at Cwrt Glan Y Gamlas. The retirement apartment sits within this prestigious Town centre development that enjoys direct views over the Railway and River Dee. The accommodation briefly comprises private entrance hall with useful walk in store/airing cupboard off, lounge with double glazed window to front offering spectacular views over the town, fitted kitchen with integrated appliances, two double bedrooms having the benefit of fitted wardrobes, one with balcony off and shower room. Residents have the benefit of a communal lounge for socialising, a laundry room with washers and dryers, parking and a sunny aspect garden/seating area.

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.

### Accommodation

Secure access is provided into the development from both the ground floor where a lift gives access to the upper floors, or there is a level access through secure doors from the car park at the rear.

The apartment is located to the front of the development and enjoys the views over the town.

Secure door with spylight to:-

### Entrance Hall

Coved ceiling, smoke detector, intercom. Walk in storage cupboard with electric hot water system, shelving, electric light and electricity trip switches.

### Lounge 22'8" x 10'8" (6.93 x 3.27)

Double glazed window to front offering far reaching views over the Town, River and Railway, window to side, coved ceiling, electric heater, telephone point, tv aerial point, door to:-

### Kitchen 8'9" x 7'8" (2.67 x 2.34)

Fitted with a range of base and wall cabinets including a stainless steel single drainer sink unit having mixer taps and double glazed window above, integrated refrigerator and freezer, built in oven and grill with cupboards above and below. Electric hob and extractor hood.

### Bedroom One 19'8" x 9'1" (6.00 x 2.79)

Window to front, electric heater.

### Bedroom Two 17'5" x 9'5" (5.32 x 2.88)

Built in wardrobe, electric heater, double patio doors open on to the balcony with far reaching views over the town.

### Balcony

Decked balcony with glass balustrade.

### Shower Room

Appointed with a low flush w.c, wash hand basin with vanity cupboard below, shower enclosure, extractor fan, fully tiled walls and heated towel rail.

### Outside

The gardens and ground surrounding the development are maintained under the service agreement and there are several car parking spaces shared amongst the occupiers.

### Lease

Balance of 125 years from 2007.

### Notes

Age restriction to 55+  
Monitoring services with assistance alarm  
House Manager on site  
Guest Bedroom available

### Service Charge

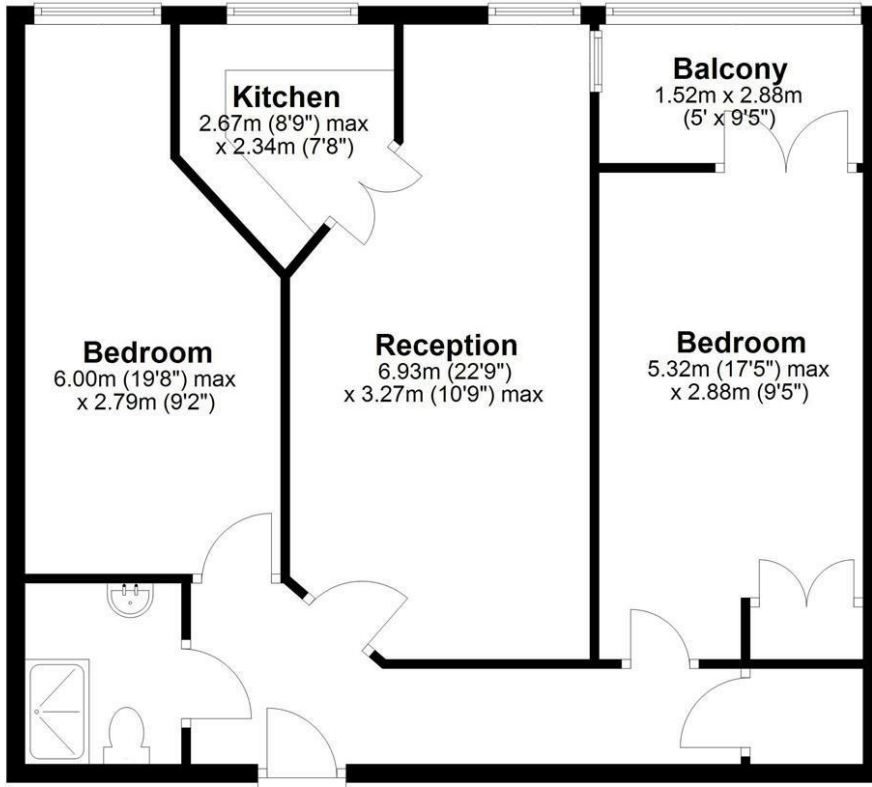
Annual charge payable every 6 months Includes buildings insurance, water, contingency fund, communal up keep and communal painting - annual fee is £5082.90



# Floor Plan

## Ground Floor

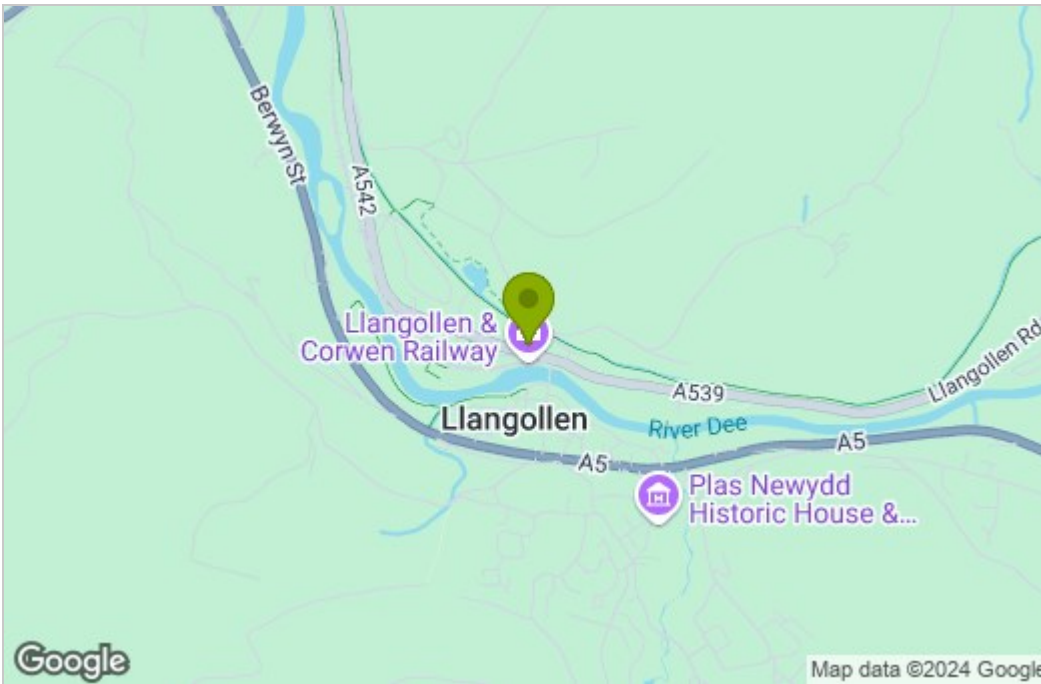
Approx. 73.8 sq. metres (794.9 sq. feet)



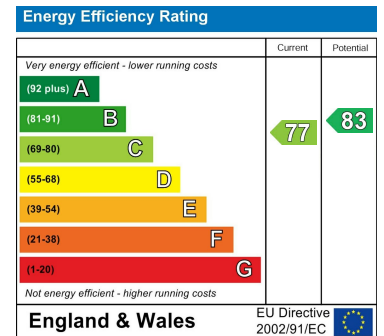
Total area: approx. 73.8 sq. metres (794.9 sq. feet)

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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