



Cwrt Glan Y Gamlas Abbey Road, Llangollen, LL20 8TJ

Price £245,000

A rare opportunity to purchase a two bedroom second 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 store room and airing cupboard off, lounge with floor to ceiling double glazed windows to front offering spectacular views over the town and balcony off, fitted kitchen with integrated appliances, two double bedrooms 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. Second store cupboard with shelving.

Lounge 25'11" x 10'7" (7.90 x 3.24)

Large cornered floor to ceiling double glazed windows to front offering far reaching views over the town, river and railway, door off to balcony, coved ceiling, electric heater, telephone point, tv aerial point, door to:-

Balcony 6'8" x 8'10" (2.04 x 2.71)

Decked balcony with glass balustrade, delightful sunny spot to enjoy the far reaching views over Llangollen.

Kitchen 4'6" x 9'3" (1.39 x 2.83)

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 21'3" x 9'2" (6.48 x 2.81)

Window to front, electric heater, fitted wardrobe with mirror doors.

Bedroom Two 19'8" x 11'2" (6.00 x 3.42)

Window to side, electric heater.

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

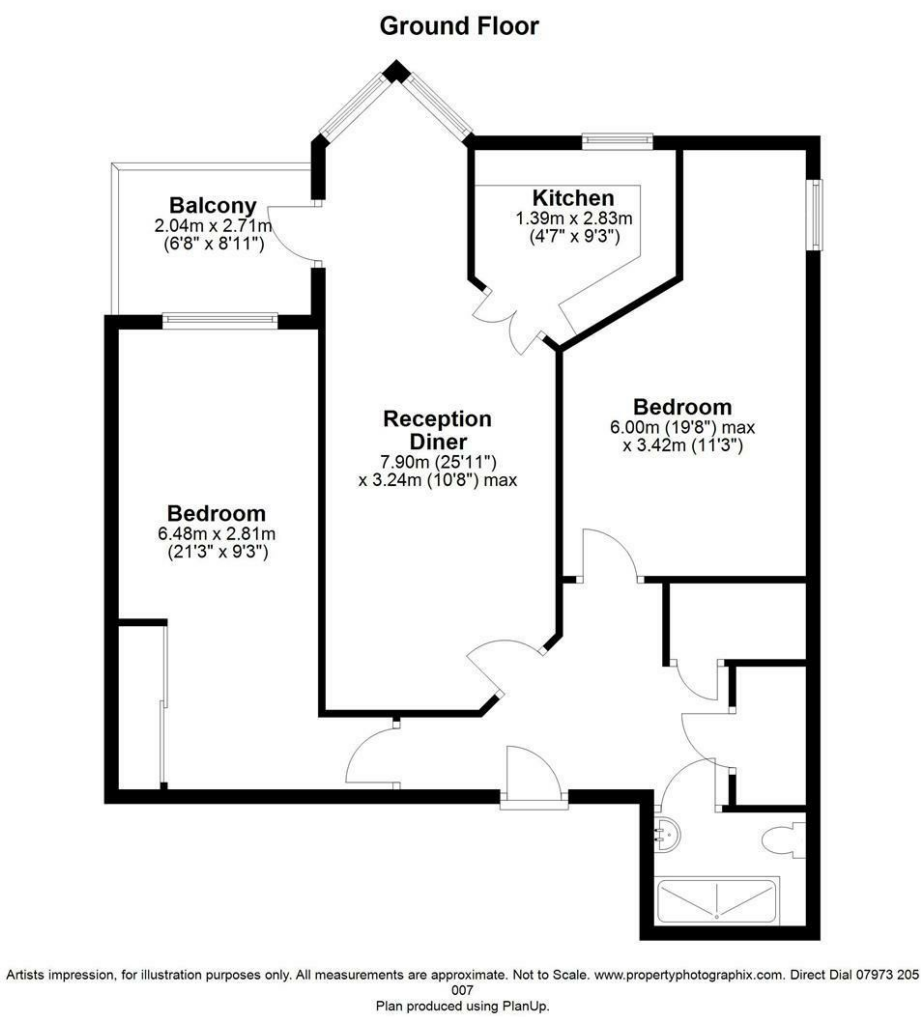
Guest Bedroom available

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



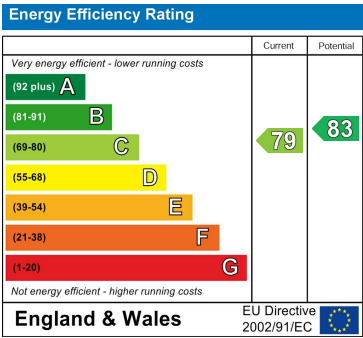
Floor Plan



Area Map



Energy Efficiency Graph



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