



410 Lower Dee Mill Mill Street, Llangollen, LL20 8RQ

Price £96,000

Lower Dee Mill is now firmly established as one of town's most sought after and convenient residential developments. An opportunity via the TAI TEG AFFORDABLE HOUSING CRITERIA to purchase a second floor two bedroom apartment, briefly comprising an entrance hall, kitchen/lounge, two bedrooms and Shower room . The property benefits from full gas central heating, audio door entry system for visitors with door release, an allocated parking space and bike stores. NO CHAIN

Location

Lower Dee Mill is located on the delightful riverside location of the River Dee, set within private car parks and maintained gardens. The development lies just a few minutes walk along the riverside into the town centre where there is an excellent range of local shops, schooling and social amenities.

Entrance Hall

Entrance hall with two useful storage cupboards, phone entry system, radiator, doors off to all rooms.

Open Plan Lounge/Kitchen 24'1" x 9'10" (7.36 x 3.00)

LOUNGE AREA

Laminate flooring, two radiators, three UPVC double glazed windows.

KITCHEN AREA

Light fronted range of base and wall cupboards complimented by worktop surfaces with tiled surround, stainless steel 1 ½ bowl sink unit with mixer tap, stainless steel four ring gas hob with stainless steel oven below, pull out extractor above, plumbing for washing machine, space for fridge/freezer, wall mounted gas combi boiler.

Bedroom One 11'11" x 9'11" (3.65 x 3.04)

UPVC double glazed window, radiator.

Bedroom Two 9'2" x 13'3" (2.81 x 4.04)

UPVC double glazed window, radiator.

Bathroom

Shower enclosure with mains shower, w.c, wash hand basin, part tiled walls, extractor

Lease

Lease 999 years from 17th March 2006 - shared equity basis under the Affordable Homes Criteria
Annual service charge £2152.06 for 2025/26

Criteria

TAI TEG - <https://taiteg.org.uk/en/am-i-eligible-to-apply>

Be over 18 years of age.

Gross household Income must be between £16,000 - £60,000.

You will have to gain access to a mortgage or have sufficient savings and unable to purchase on the open market.

Local Connection - you will have to have at least 12 months of local connection to the area you choose to live in to be on the register e.g. living,

working or close family contact :- Parents, grandparents, siblings, adult children.

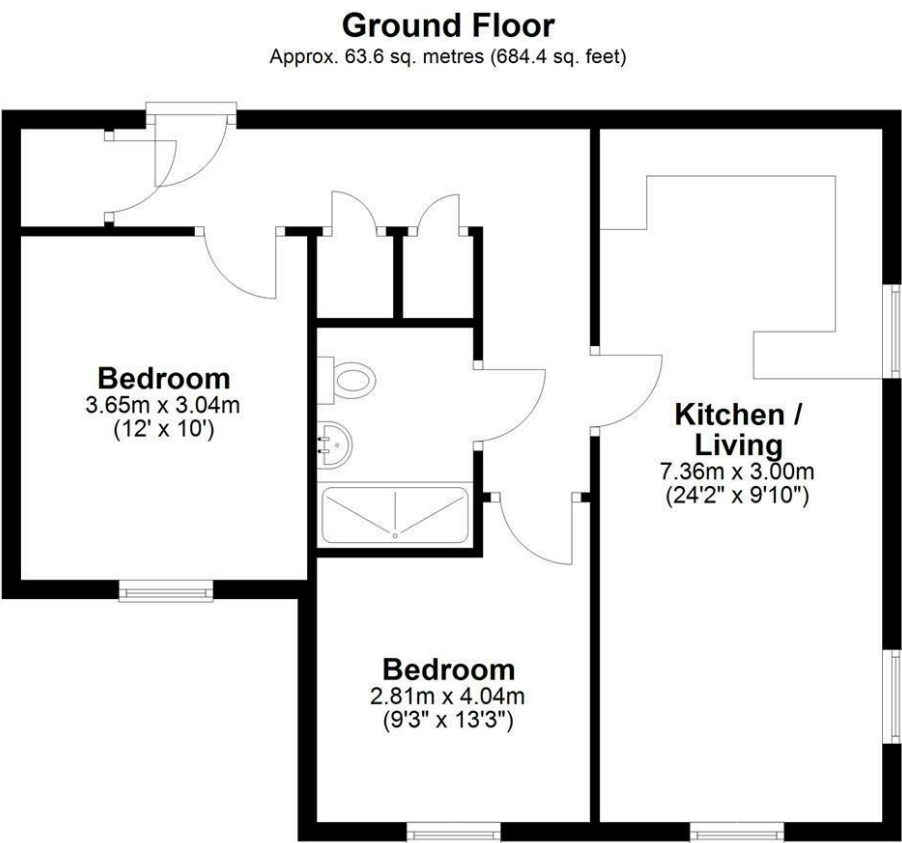
Be unable to afford to buy a property suitable for your family size on the open market or through any other home ownership initiative.

You must be able to show the Tai Teg either that you are not adequately housed or that you can no longer afford to occupy your current home. e.g be unable to afford to buy a property suitable for your family size on the open market or through any other home ownership initiative. You must sell your current home before you can be considered for a property through Tai Teg. As part of the process a copy of your completion statement will be required from your solicitor.

Be British or an EU/EEA citizen, or have indefinite leave to remain.



Floor Plan



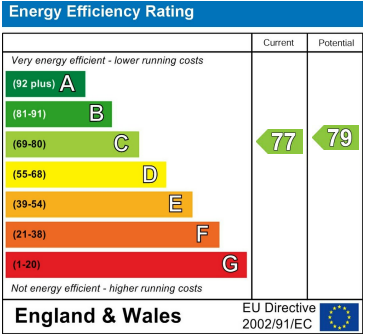
Total area: approx. 63.6 sq. metres (684.4 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

410 Lower Dee Mill KAD

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.