

# BOWEN

PROPERTY SINCE 1862



Offers Over £215,000

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

🏠 2 Bedrooms

🚿 2 Bathrooms

## 103 Lower Dee Mill, Mill Street, Llangollen LL20 8RQ

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### General Remarks

Located within walking distance of the town centre, this luxury two double bedroom ground floor apartment is located within a highly sought-after modern development on the banks of the River Dee. Benefiting from a private patio leading off the living room, the property is well presented throughout and is offered for sale with NO ONWARD CHAIN. With numerous high quality fixtures and fittings, the living accommodation briefly comprises an entrance hallway; open plan kitchen/diner/living room with various integral appliances; main bedroom with built-in wardrobes and an en-suite; further double bedroom and a family bathroom. EPC Rating 79|C.

**Location:** Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk Stations only fifteen minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques.

### Accommodation

**Entrance Hallway:** Wooden entrance door. Telephone entry system. Radiator. Storage cupboard. Cupboard housing the "Worcester" combination boiler.

**Kitchen/Diner/Living Room:** 20' 3" x 12' 10" (6.16m increasing to 7.99m x 3.90m) PVCu double glazed patio doors to the rear elevation. Cream wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral oven and separate grill. Integral fridge and freezer. Integral dishwasher. Integral washing machine. Integral microwave. Breakfast bar. Two radiators. Wall tiling.

**Bedroom 1:** 10' 11" x 9' 0" (3.32m to the wardrobes x 2.74m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**En-Suite:** White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Built-in storage. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters. Extractor fan.

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**Bedroom 2:** 11' 3" x 9' 1" (3.42m to the wardrobes x 2.76m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bathroom:** 7' 2" x 6' 3" (2.19m x 1.90m) White three piece suite comprising a panelled bath, wash hand basin set into cabinet and low level w.c. Built-in storage. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters. Extractor fan.

**Outside:** There is one allocated Parking Space found within the development that comes with this property. Leading off the open plan Kitchen/Diner/Living Room there is a private Patio which makes an ideal entertaining space.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard in the Hallway.

**Tenure:** Leasehold. The lease runs for 999 years from the 17th March 2006. The Ground Rent is "one daffodil". The Service Charge from 1st April 2023 to 31st March 2024 is £2,337.73. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.



**Council Tax Band:** The property is valued in Band "D".

**Directions:** From the Agents Offices in Llangollen proceed down Castle Street over the Dee Bridge to the junction with Wrexham Road at which turn right. Continue past The Sarah Ponsonby Public House, where the entrance to Lower Dee Mill will be observed after a short distance on the right-hand side.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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