

BOWEN

PROPERTY SINCE 1862



Offers in excess of £200,000

2 Plas Derwen, Abbey Road,
Llangollen LL20 8EF

🏠 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

This three bedroom apartment is located within a highly sought-after modern development of similar-type properties with views of the River Dee from the living room and balcony. Presented to a high standard, the property also benefits from a modern kitchen and bathroom together with under-floor heating, which is another real selling point. Neutrally decorated throughout, the living accommodation briefly comprises an entrance hallway; spacious lounge/diner which is open plan to the kitchen with numerous built-in appliances; main bedroom with en-suite shower room; two further bedrooms and a family bathroom. The apartment also has an allocated parking space. EPC Rating – 81|B.

Location: Enjoying excellent road links to Chester, Wrexham, Oswestry and with both Ruabon and Chirk Railways 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 range of day-to-day facilities including good Schooling, a Health Centre, a wide range of Shops including Butchers and Bakers and numerous small Boutiques. A Fishing Club is available in the town and there is also an 18 hole Golf Course and Club House.

Accommodation

Entrance Hallway: Wooden door to the side elevation. Storage cupboard. Telephone entry system. Down-lighters. Under-floor heating.

Lounge/Diner: 24' 6" reducing to 5.03m x 16' 3" (7.48m x 4.95m) Two PVCu double glazed windows to the front elevation. PVCu double glazed French doors to the side elevation. Under-floor heating.

Kitchen: 13' 0" x 7' 8" (3.95m x 2.34m) Modern wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with integral mixer tap. Integral gas hob and cooker hood. Integral electric oven and separate grill. Integral fridge and freezer. Integral dishwasher. Wall tiling. Tiled floor. Down-lighters.

Bedroom 1: 16' 2" x 10' 11" (4.93m x 3.32m) PVCu double glazed window to the rear elevation. Under-floor heating. Cupboard housing a "Worcester" combination boiler.

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En-Suite Shower Room: 7' 2" x 5' 2" (2.19m x 1.57m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Heated towel rail. Wall tiling. Tiled floor. Down-lighters.

Bedroom 2: 11' 5" (plus entrance way) x 8' 1" (3.49m x 2.47m) PVCu double glazed window to the rear elevation. Under-floor heating.

Bedroom 3: 9' 7" x 7' 3" (2.92m x 2.20m) PVCu double glazed window to the front elevation. Under-floor heating.

Bathroom: 13' 0" x 5' 11" (3.96m x 1.81m) Three piece white suite comprising a panelled bath with shower over, wash hand basin set into cabinet and low level w.c. Heated towel rail. Wall tiling. Tiled floor. Down-lighters.

Parking: Parking to the property is in the under-croft approached via a secure entry system with gates from the highway. The property has one dedicated car parking space - visitor car parking spaces are also available.



Services: All mains services are connected subject to statutory regulations. The property has under-floor heating throughout effected by the wall mounted "Worcester" combination boiler situated in a cupboard in the Main Bedroom.

Tenure: The property is held on the balance of a long Leasehold Interest for a term of 250 years from the 1st January 2008. The Ground Rent from the 1st January 2024 to the 31st December 2024 is £328.80. Vacant Possession on Completion.

Viewing: By prior appointment with the Agent.

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

Directions: From the centre of Llangollen proceed down Castle Street over the Dee Bridge to the junction with Abbey Road at which turn left in the direction of the Horseshoe Pass. Continue past the Llangollen Eisteddfod Pavilion on the right and over the Canal Bridge, when the property will be approached thereafter on the right-hand side.



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.