

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

1 Plas Derwen, Abbey Road,
Llangollen LL20 8EF

🏠 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

Located in a highly sought-after modern development on Abbey Road, this spacious three bedroom apartment enjoys rural views from the living room and balcony as well as underfloor heating throughout and secure parking. Presented to a high standard, the living accommodation is double glazed and briefly comprises an entrance hallway; large open plan kitchen/diner/living room with good quality units; main bedroom with en-suite shower room; two further bedrooms and a family bathroom. An early viewing is highly recommended. EPC Rating - 84|B.



Accommodation

Entrance Hall: 16' 10" x 4' 3" (5.13m x 1.30m)

Approached through a solid door from Communal First Floor Landing served by lift and staircase. Intruder alarm control. Ceiling spot-lights. Smoke alarm. Airing cupboard off containing wall mounted "Worcester" gas fired combination-type central heating boiler.

Store Room: including integrated vacuum system.

Inner Hall: 15' 3" x 3' 8" (4.65m x 1.11m) Central heating thermostat. Ceiling spot-lights. Door-chimes.

Living Room: 16' 4" x 16' 2" (4.98m x 4.94m) Double glazed windows having view towards Llangollen Steam Railway, Canal and River Dee. Television aerial point. Sliding double glazed patio door to Balcony.

Balcony: 8' 0" x 5' 1" (2.43m x 1.56m)

Dining Room: 9' 1" x 8' 1" (2.78m x 2.46m) Double glazed window.

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Kitchen: 12' 10" x 7' 8" (3.91m x 2.34m) Fitted with a range of laminate "cherry" effect fronted units comprising one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards incorporating integrated washer/dryer and dishwasher. Built-in refrigerator and freezer. Built-in electric double fan-assisted oven and grill. Inset cooking hob with extractor canopy above set into a range of matching suspended wall cupboards. Concealed pelmet under-lighting to wall cabinets. Tiling to work areas. Tiling to floor. Ceiling spot-lights.

Bedroom 1: 16' 2" x 10' 11" (4.93m x 3.33m) Double glazed window. Television aerial point.

Bedroom Lobby: 7' 3" x 3' 8" (2.20m x 1.11m) to:

En-Suite Shower Room: 7' 2" x 5' 2" (2.19m x 1.57m) Fitted with a modern three piece white suite comprising a double-width shower tray having enclosing cubicle and thermostatic shower fitted above, close flush w.c. and semi-pedestal wash-hand basin. Range of chrome finished fittings. Full tiling to shower area with half tiling to remaining walls. Double glazed window. Ceiling spot-lights. Extractor fan.





Bedroom 2: 16' 2" x 7' 10" (4.92m x 2.39m) Double glazed window.

Bedroom 3: 9' 7" x 7' 3" (2.91m x 2.20m) Double glazed window.

Main Bathroom: 12' 10" x 6' 6" (3.90m x 1.98m)
Fitted with a three piece white suite having a range of chrome finished fittings comprising concealed flush w.c., vanity wash hand basin and panelled bath with thermostatic shower fitted above. Half tiling to walls with full tiling to shower area. Extractor fan. Ceiling spot-lights.

Parking: Parking to the property is in the under-croft, approached via a secure entry system with gates from the highway. The property has a single dedicated Car Parking Space. Visitor Car Parking is available.

Services: Mains water, electricity and gas are understood to be connected to the property subject to statutory regulations. The foul drainage is to a communal private self-contained sewage treatment system which is maintained by the Management Company who also collect the service charges for external maintenance etc. The property has the benefit of an under-floor central heating system with thermostats to each zone, effected by the gas fired boiler situated in the airing cupboard.

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 for the current year is £328.00 per annum with the next review date due in January 2025. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

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.

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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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