

BOWEN

PROPERTY SINCE 1862



Asking Price £145,000

23 Cwrt Glan y Gamlas, Abbey Road,
Llangollen LL20 8TJ

🛏 1 Bedroom

🛁 1 Bathroom

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General Remarks

A very well presented retirement apartment situated within this modern development close to the heart of Llangollen and all its range of Shops, Restaurants and other social facilities. The accommodation has a modern fitted kitchen to a spacious living room with Juliette Balcony, which looks towards the canal towpath together with double bedroom with dressing area and shower room. Storage is to a walk-in cupboard off the hall. Features of living here include Warden Attendance and Laundry together with Residents Lounge and garden. Viewing recommended.

Accommodation

Entrance Hall: 10' 9" x 5' 9" (3.28m x 1.76m)

Approached from the Second Floor Landing, which can be accessed via stairs or lift. Intercom. Coved finish to ceiling. Smoke alarm.

Walk-in Storage and Airing Cupboard: 7' 1" x 2' 7" (2.17m x 0.78m)

Light and fitted shelving. Electric domestic hot water boiler.

Living Room: 16' 10" x 10' 8" (5.13m x 3.26m)

Focal point fire-surround having fitted electric living coal effect fire in brass finished surround. Telephone point. Television aerial point. Coved finish to ceiling. Open plan to...

Dining Area: 7' 8" x 7' 11" (2.34m x 2.42m)

Storage heater. French window to Juliette Balcony having outlooks towards the Llangollen Canal Wharf. Double-glazed window.

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.

Kitchen: 7' 8" x 7' 11" (2.34m x 2.42m) Fitted with range of laminate 'Alder' effect fronted base and wall cabinets having laminate granite-effect topped work surfaces and built-in wine rack. Inset stainless steel single-drainer sink unit. Integrated refrigerator. Integrated dishwasher. Built-in electric oven and grill and four-ring electric halogen hob with cooker hood over. Double-glazed window. Tiling to work areas. Wall-mounted electric convector heater. Coved finish to ceiling.

Bedroom: 16' 10" x 9' 2" (5.12m x 2.80m)
Including Dressing Area Recess.

Double-glazed window. Built-in double wardrobe. Television aerial point. Full-height feature window having outlooks to Llangollen Wharf. Coved finish to ceiling.

Shower Room: 6' 10" x 5' 7" (2.08m x 1.69m)
Fitted with three-piece suite comprising concealed-flush w.c. with vanity wash-basin and double-sized shower tray having thermostatic shower fitted above. Glazed shower screen. Part tiling to walls with full tiling to shower. Fitted wall mirror with vanity light above. Wall-mounted electric convector heater/ heated towel rail. Coved finish to ceiling.





Tenure: The property is held as a 'Retirement Living' home by McCarthy & Stone and understood to be held by the occupier on the balance of a long leasehold interest comprising 125 years from 1st March 2007. The current Ground Rent is £425.00 per annum. The half yearly fee for Service and Maintenance Charges is currently £1646.47.

A 'retirement living' information pack by McCarthy & Stone is available for inspection from the Agent's Llangollen Offices. Therein there are details of the communal facilities such as Resident's Lounge, Garden, Guest Suite, Laundry Facilities (washing machine and dryers), Grounds and Car Parking and the Monitoring Service and Assistance Alarm and Monitoring. Each McCarthy and Stone development has a House Manager that has specific hours and duties. Note: The Guest Suite is subject to additional charges.

Services: Mains water, electricity and drainage are connected subject to statutory regulations.

Facilities: Full facilities are listed above, however main features of occupation include the Communal Lounge, House Manager, Gardens and Laundry. Each floor is accessible via lift and stairs.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 82|B.

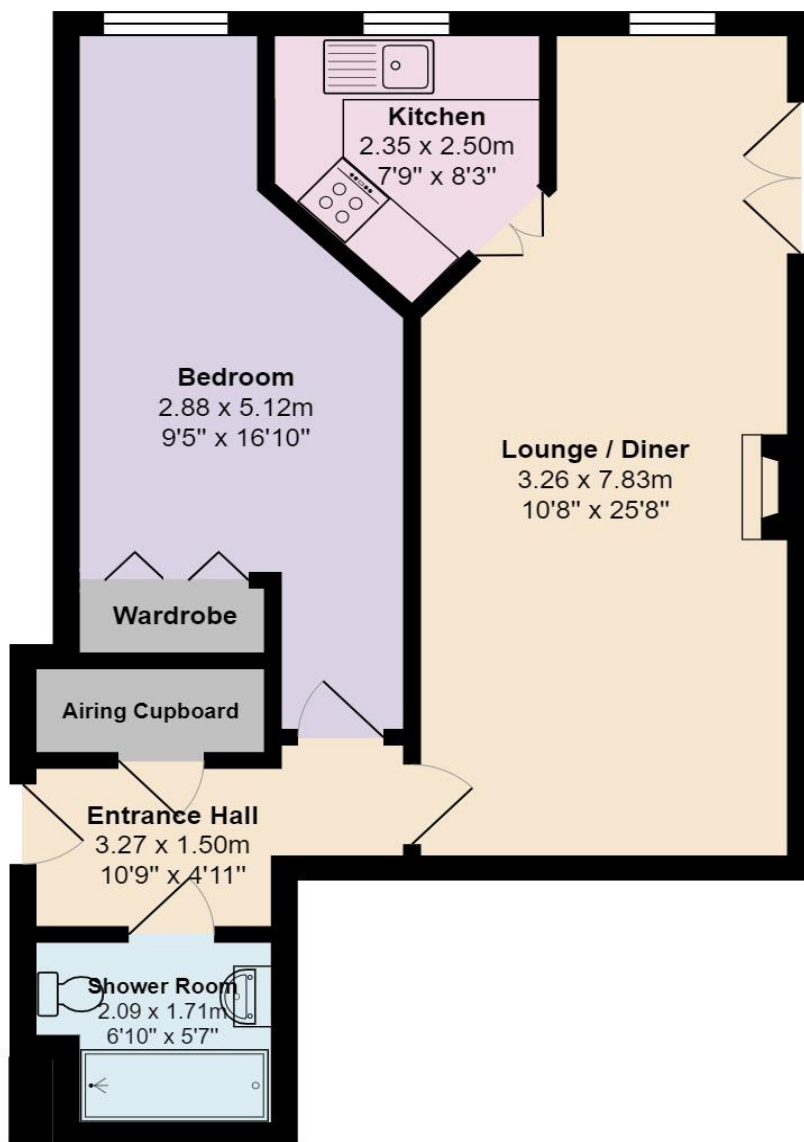
Directions: From the Agent's Llangollen Offices proceed down Castle Street and over the Dee Bridge. Turn left onto Abbey Road. McCarthy & Stone Cwrt Glan y Gamlas will be observed opposite the Steam Railway Station. Parking is available behind the property and there is a drop-off zone by each of the external doors - one to the Ground Floor at the side and one to the First Floor at the rear.



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Total Area: 55.0 m² ... 592 ft²

All measurements are approximate and for display purposes only

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