

# BOWEN

PROPERTY SINCE 1862



Asking Price £255,000

🛏 2 Bedrooms    🚿 2 Bathrooms

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



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## General Remarks

This property comprises the most spacious variant of a south-facing apartment within this exclusive riverside development, which is situated on the Banks of the Dee within walking distance of all the amenities of Llangollen. The property features two bedrooms and two bathrooms and has a very highly appointed kitchen which has a full range of integrated appliances and granite work surfaces. There is a good storage with the property including a fitted furniture to the bedrooms and a walk-in airing cupboard and store. The property has a dedicated car parking space, with an additional space also available. The property has a newly refurbished south-facing balcony and is available in excellent condition for early occupation.

## Accommodation

**Secure Ground Floor Entrance:** With lift or stairs up to Second Floor Landing.

**Secure Private Lobby:**

**Reception Hall:** 4' 6" x 4' 6" (1.38m x 1.37m) Intercom to external door. Wall-light point. Airing cupboard/store cupboard with fitted wall mounted "Worcester" gas-fired



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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.

central heating boiler together with high pressure hot water cylinder and fitted shelving.

**Inner Hallway:** 12' 0" x 3' 10" (3.67m x 1.18m) Radiator. Central heating thermostat. Wall-light point. Desk/dressing table. Glazed divide to:

**Living Room:** 21' 7" x 10' 0" (6.58m x 3.04m) A spacious room having two radiators and two wall-light points. Television aerial point. Views directly over the River Dee. Sliding double glazed patio doors to Semi-Circular Deck.

**Kitchen:** 11' 8" x 9' 11" (3.56m x 3.03m) Highly appointed with an extensive range of cream toned "shaker" panel-effect fronted units with brushed aluminium finished handles comprising inset one-and-a-half-bowl stainless steel sink unit with monobloc mixer tap attachment set into range of base storage cupboards including integrated refrigerator, freezer, dishwasher, washer/dryer and drawer pack set beneath solid granite-topped work surfaces including granite-cut drainer. Built-in electric double oven and grill with four-ring halogen hob and stainless steel finished extractor hood above. Recess and housing for microwave with storage drawer beneath. Range of matching suspended wall cabinets having concealed pelmet under-lighting. Ceiling spot-lights. Extended solid granite-topped breakfast bar. Tiling to work areas. Tiling to floor. Heat detector.

**Inner Hall:** 4' 11" x 5' 11" (1.49m x 1.81m) Fitted dressing table with storage cupboard and twin drawers having fitted mirror behind and tall shelf unit to side. Double shelf unit above.

**Bedroom 1:** 15' 8" x 8' 10" (4.77m x 2.69m) Radiator. Built-in double and single wardrobe containing hanging rails and fitted shelving. Television aerial point. Twin bedside cabinets. Tallboy chest of drawers. Double glazed window.

**En-Suite Shower Room:** Fitted with a highly appointed white suite comprising concealed flush w.c., vanity wash

hand basin and over-sized shower tray having enclosing chrome and glazed cubicle. Grab-rails for shower. Thermostatic shower above. Ceiling spot-lights. Half-tiling to walls with border tiling. Full tiling to shower area. Extractor fan. Fitted mirror-fronted medicine cabinet. Range of chrome finished fittings including heated towel rail.

**Bedroom 2:** 14' 10" x 8' 10" (4.53m x 2.69m) Radiator. Double glazed window to Juliet Balcony. Twin bedside cabinets. Fitted double sliding door mirror-fronted wardrobe containing hanging rails and fitted shelving.

**Walk-In Airing Cupboard:** 5' 6" x 4' 11" (1.68m x 1.49m) Fitted shelving. Fitted coat hooks. Electric light.

**Main Bathroom:** 7' 7" x 6' 0" (2.32m x 1.83m) Fitted with a three piece white suite comprising concealed flush w.c. and vanity wash hand basin set into oak-effect cabinet beneath granite-effect topped work surface. Monobloc mixer tap attachment to sink with mirror backing having spot-lights above. Twin-grip panelled bath. Half-tiling to walls with border tiling. Ceiling spot-lights. Tiling to floor. Chrome finished heated towel rail.

**Outside:** From Wrexham Road, the property is approached via the Car Park, where there is a Dedicated Car Parking Space (B25). An additional Car Parking Space (B27) is available for purchase by separate negotiation.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the gas-fired boiler situated in a cupboard off the Entrance Hallway.



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**Tenure:** The property is held on the balance of a long leasehold interest created for a term of 999 years from March 2006.

**Outgoings:** There is a Service Charge payable to the Management Company which covers expenditure for the external maintenance of the building, Buildings Insurance and Car Parking Management Charges (for two spaces). For the year April 2024-31st March 2025, the schedule for the apartment in Service Charge was £2,530.74. Car

Parking was £216.72. Lift maintenance was £326.74. It understood that there will be a 10% increase to this charge for the coming year 2025-2026.

The Ground Rent is payable to the Freeholder, which stands at an annual charge of "one daffodil".

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

**EPC:** EPC Rating - 82|B.

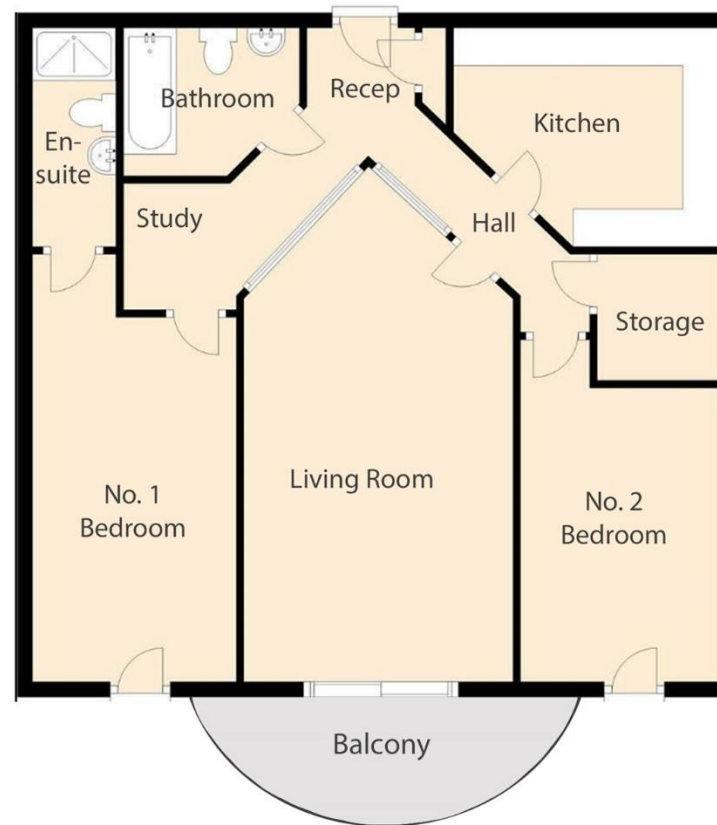
**Council Tax Band:** The property is valued in Band "E".

**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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