



BOWEN

PROPERTY SINCE 1862

Offers over £350,000

3 Bedrooms 2 Bathrooms

9 Dee Mill Place, Llangollen LL20 8SE

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General Remarks

Arranged over three floors, this three double bedrooms cottage boasts two spacious reception rooms together with a kitchen diner and views of the river from the rear of the property. Retaining a wealth of character features including beam ceilings, exposed slate feature walls and wooden floorboards, the property is tucked away down a quiet lane and is well presented throughout. Internally the living accommodation briefly comprises a sitting room and a main bedroom with en-suite shower room to the ground floor, a kitchen diner and living room on the first floor and two further bedrooms and a family bathroom on the top floor. The property is offered for sale with the benefit of NO ONWARD CHAIN and an early viewing is advised.



Accommodation

On The Ground Floor:

Sitting Room: 14' 8" x 13' 4" (4.47m x 4.06m)

Wooden double glazed window to the rear elevation. Wooden double glazed French doors to the rear elevation. Radiator. Inglenook fireplace. Beam ceiling. Slate flooring. Understairs storage cupboard.

Bedroom 1: 14' 9" x 14' 2" (4.50m x 4.32m)

maximum. Wood glazed door and window to the front elevation. Radiator. Inglenook. Beam ceiling. Storage cupboard.

En-Suite Shower Room: White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Heated towel rail. Tiled floor. Wall tiling. Storage cupboard. Beam ceiling.

On The First Floor:

Kitchen Diner: 15' 1" x 15' 1" (4.60m x 4.59m)

Wooden glazed stable door to the front elevation. Wooden framed windows to the front and side elevations. Wall and base units with complementary work surfaces. Belfast sink with mixer tap. Integral gas hob. Integral electric oven. Fridge/freezer. Washing machine (not fitted). Radiator. Exposed wooden floorboards. Beam ceiling. Wall tiling.

Living Room: 14' 8" x 11' 3" (4.47m x 3.43m)

Wooden framed window to the front elevation. Radiator. Exposed wooden floorboards. Beam ceiling. Down-lighters. Wood-burner with feature exposed slate chimney breast.

On The Second Floor:

Landing: Wooden double glazed window to the side elevation.

Bedroom 2: 14' 10" x 12' 0" (4.53m x 3.67m)

Wooden double glazed window to the rear elevation. Radiator. Built-in storage. Feature slate wall.

Bedroom 3: 12' 5" x 8' 9" (3.79m x 2.67m)

Wooden framed window to the front elevation. Radiator. Cupboard housing an "Ideal Logic" combi boiler.

Bathroom: 8' 11" x 6' 11" (2.72m x 2.10m)

Wooden framed window to the front elevation. Four piece white suite comprising a roll-top bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wooden flooring. Wall tiling. Radiator.

Outside: Externally there is a courtyard garden to the front of the property whilst the rear garden combines a Patio Area leading off the Sitting Room with a gravelled section bordered by planted beds.

The property also has one allocated Parking Space within the Lower Dee Mill development.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Ideal Logic" combination boiler situated in the Third Bedroom.









Directions: From the Agents Llangollen Offices proceed down Castle Street over the Dee Bridge to the junction with Wrexham Road, at which turn right. Continue past The Ponsonby Public House where the entrance to Lower Dee Mill will be observed after a short distance on the right-hand side. Once in Lower Dee Mill there is a gate between the two apartment blocks - go through the gate and turn right heading towards the river and the property is the first house on the left-hand side of the lane.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 62|D.

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

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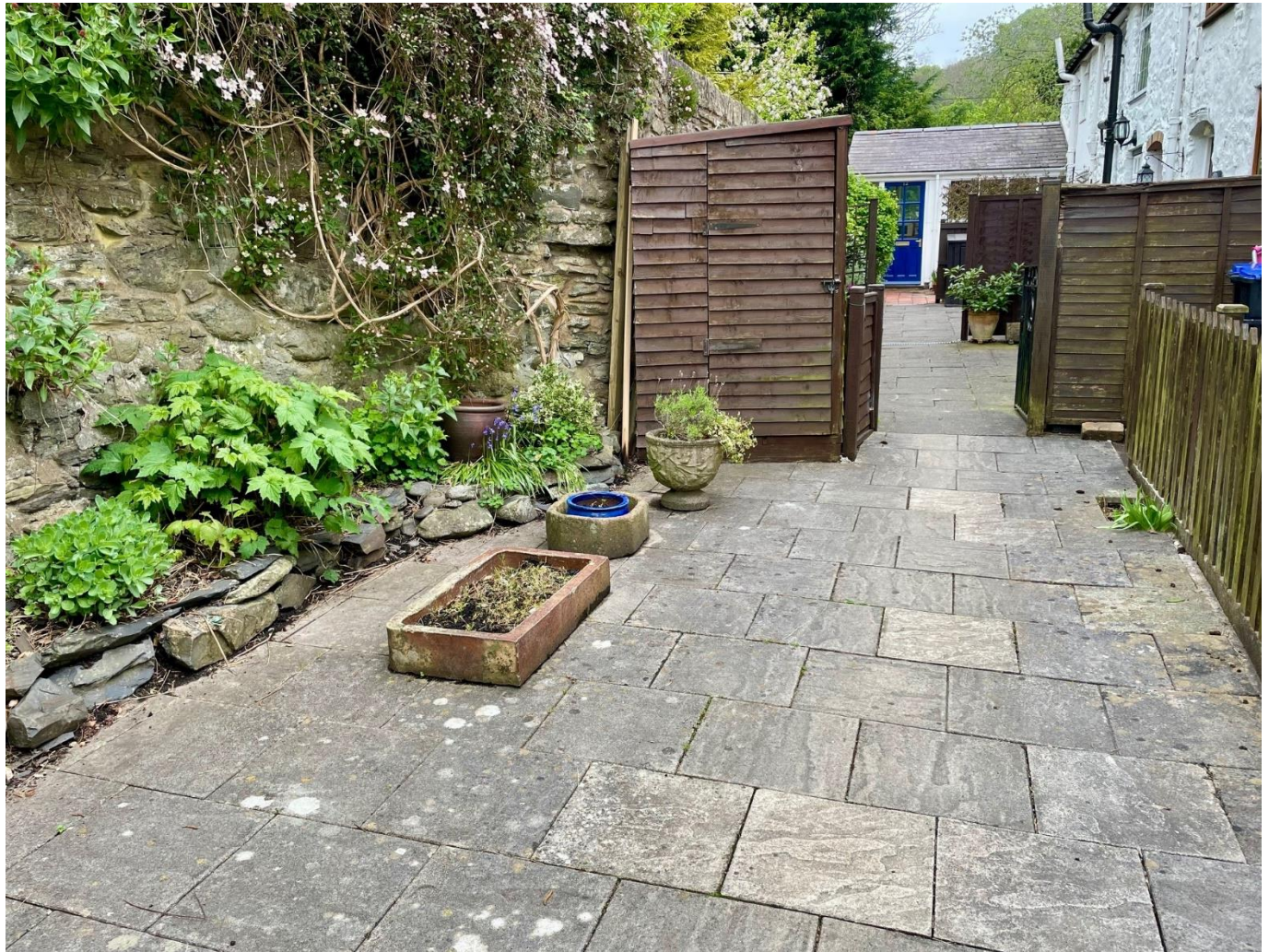
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