

BOWEN

PROPERTY SINCE 1862



Asking Price £215,000

🛏 2 Bedrooms 🚿 2 Bathrooms

104 Lower Dee Mill, Llangollen LL20 8RQ

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General Remarks

A modern two bedroom and two bathroom first-floor residential apartment having a fully equipped, modern kitchen and a spacious living room with balcony off, which enjoys a superb southerly outlook over the picturesque River Dee. The apartment is situated in a highly accessible position, with access on foot to the plentiful amenities of the town. The property has been recently redecorated and is ready for immediate occupation. Designated parking space.

Accommodation

Secure Ground Floor Entrance: With lift or stairs to First Floor Landing.

Secure Private Lobby:



Reception Hall: 20' 3" x 3' 9" (6.17m x 1.14m)

Approached through a solid door. Intercom to external door. Three wall-light points. Radiator. Central heating thermostat. Fitted linen/storage cupboard having central heating control. Fitted shelving.

Boiler Cupboard: Fitted wall mounted "Worcester" gas-fired central heating boiler together with high pressure hot water cylinder.

Living Room/Dining Room: 14' 6" x 12' 10" (4.41m x 3.92m) Radiator. Wall-light point. Double glazed window to side. Wide sliding double glazed patio door to railed and timber clad Deck enjoying southerly outlooks directly over the River Dee.

Kitchen Area: 12' 10" x 12' 0" (3.92m x 3.65m) Extensively fitted with a range of laminate limed oak-effect fronted units comprising one-and-a-half-bowl stainless steel single drainer sink unit set into range of base storage cupboards having built-in microwave and drawer pack including integrated washing machine set beneath laminate topped work surfaces including extended breakfast bar. Built-in "AEG" electric double oven and grill with matching stainless steel finished four-ring gas hob and stainless steel finished cooker hood above set into range of matching suspended wall cupboards including concealed pelmet under-lighting. Ceiling spot-lighting. Tiling to work areas. Integrated refrigerator and freezer. Heat detector to ceiling. Double glazed window.

Bedroom 1: 15' 3" x 9' 1" (4.64m x 2.76m) Built-in double wardrobe containing hanging rails and fitted shelving. Radiator. Double glazed window. Television aerial point. Telephone point.

En-Suite Shower Room: 7' 5" x 6' 5" (2.27m x 1.95m) Fully fitted with three piece suite comprising double-width shower tray with thermostatic shower fitted above and chrome and glazed finished shower screen, concealed flush w.c. with oak-effect cabinets set beneath laminate granite-effect topped work surfaces and vanity wash basin with monobloc mixer tap attachment. Full-width mirror having ceiling spot-lighting above. Marble-effect tiling with border tiling to shower area having half-tiling to remaining walls. Marble tiling to floor. Ceiling spot-lights. Extractor fan. Chrome finish to heated towel rail.

Bedroom 2: 15' 2" x 9' 1" (4.63m x 2.76m) Fitted sliding door mirror-fronted wardrobe containing hanging rail and fitted shelving. Radiator. Telephone point. Television aerial point. Fitted twin bedside cabinets.

Main Bathroom: 7' 4" x 6' 5" (2.24m x 1.95m) Fitted with a modern three piece white suite having range of chrome finished fittings comprising concealed flush w.c. and vanity wash hand basin set into oak finished cabinetry with laminate granite-effect topped work surfaces and twin-grip panelled bath. Large mirror having spot-lighting above. Half-tiling to walls with border tiling having matching tiling to floor.

Outside: From the Wrexham Road the property can be approached via the main car park where there is a a Dedicated Car Parking Space (B21). To the front of the property there are communal gardens with bench seats, enjoying the wonderful aspect towards the River Dee.









EPC: EPC Rating - 80|C.

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

Directions: From the Agents Llangollen Offices proceed down Castle Street and over the old Dee Bridge. At the junction with the Wrexham Road 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.

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 Reception Hall.

Tenure: The property is held on the balance of a long leasehold interest from the 17th March 2006.

Outgoings: There is a Service Charge payable to the Management Company, which covers expenditure to the external maintenance of the building. Buildings insurance and car parking management charges for the year April 2025 to March 2026 were approximately £2777.39.

Viewing: By prior appointment with the Agents.

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Total area: approx 69 sq. metres (740 sq.ft)



04 Lower Dee Mill, LL20 8RQ

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