



Asking Price £130,000

21 Cwrt Glan Y Gamlas, Abbey Road,
Llangollen LL20 8TJ

 1 Bedroom

 1 Bathroom

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General Remarks

Located within close proximity of the town centre, this one bedroom second floor apartment benefits from level access to the parking within the development and is offered for sale with NO ONWARD CHAIN. Internally the well presented living accommodation briefly comprises of an entrance hallway with walk-in storage cupboard, dual aspect living room, kitchen with numerous built-in appliances, bedroom with built-in wardrobes and a shower room with white suite. Within the development there is a communal lounge, a guest suite for visitors, and parking at the rear. An early viewing is advised.



Accommodation

Entrance Hallway: Door to the front elevation. Walk-in storage cupboard.

Living Room: 16' 9" x 10' 4" (5.10m x 3.16m) Double glazed windows to the rear and side elevations. Wall mounted electric heater. Electric fire with feature surround. Coved ceiling.

Kitchen: 7' 4" x 5' 10" (2.24m x 1.78m) Double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric hob and cooker hood. Integral electric oven. Integral fridge and freezer. Wall tiling. Coved ceiling.

Bedroom: 13' 5" x 9' 4" (4.09m x 2.84m) Double glazed window to the rear elevation. Built-in wardrobes. Wall mounted electric heater. Coved ceiling.

Shower Room: 6' 10" x 5' 5" (2.08m x 1.65m) White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Electric towel rail. Coved ceiling.

Outside: Externally there is a communal garden to the rear of the development together with Off-Road Parking.

Services: All mains services are connected subject to statutory regulations. There is no gas supply within the development.

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Your home may be repossessed if you do not keep up repayments on your mortgage

Tenure: Leasehold. 125 year lease.
Commencement of lease - 01/05/2007. Current
Ground Rent £425.00. Current Service Charge
£3347.24. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 81|B.

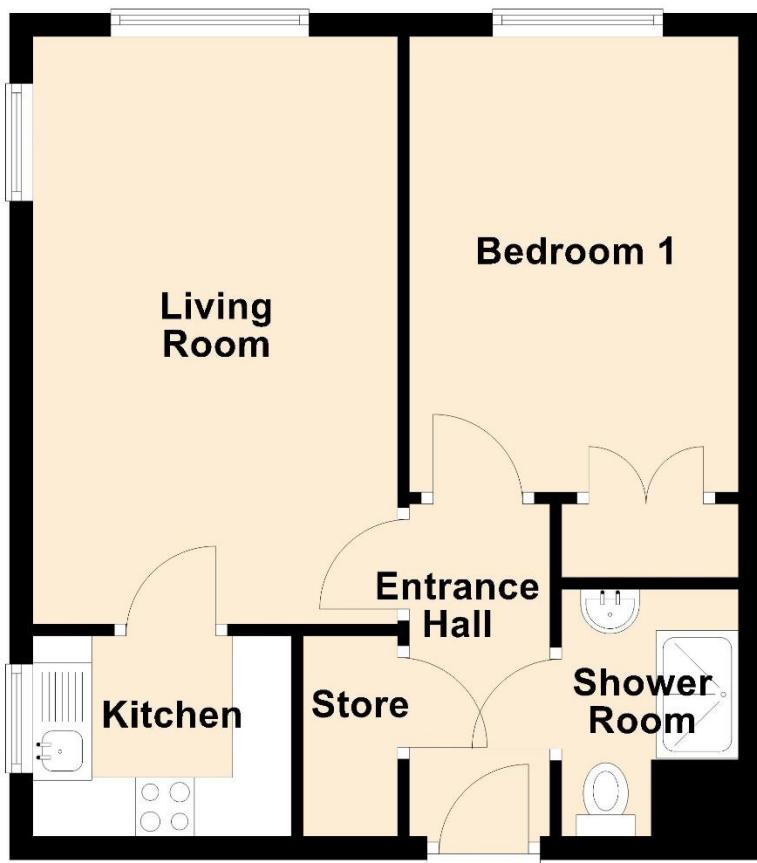
Council Tax Band: The property is valued in Band
"C".

Directions: For satellite navigation purposes use the
post code LL20 8TJ. Located in the centre of
Llangollen, the development can be found on Abbey
Road overlooking the Llangollen Railway and the
River Dee. A car park can be found to the rear.



**Second Floor**

Approx. 40.8 sq. metres (439.2 sq. feet)



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 expressively 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.