

BOWEN

PROPERTY SINCE 1862



Guide Price £350,000

3 Bedrooms 2 Bathrooms

10 Dee Mill Place, Llangollen LL20 8SE

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General Remarks

Dating from 1805 and occupying a spacious plot in a superb and convenient location adjoining the banks of the picturesque River Dee over which there are views, this high-specification family property offers a wealth of internal character. There are three double bedrooms and two bathrooms together with a beautifully fitted kitchen that is finished with polished granite work surfaces and "Rayburn" stove. In addition there are two spacious reception rooms, which have beamed ceilings and period fireplaces, whilst on the upper floor there is a fully fitted home office. The gardens are level and beautifully tended and are a real feature of this unique Llangollen home. Viewing recommended.

Accommodation

On The Lower Ground Floor:

Lounge: 16' 9" x 15' 0" (5.10m x 4.58m) Approached through an oak-effect PVCu double glazed door. PVCu oak-effect double glazed window to bay. Smoke alarm. Exposed painted stonework. Exposed beamed ceiling. Quarry tiled step to front door. Radiator. Stone "Inglenook"-style fireplace with brick hearth having recessed wood-burning cast-iron stove with heavy beam lintel over.



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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.

Guest Bedroom: 14' 6" x 12' 0" (4.43m x 3.65m) Radiator. Beamed ceiling. Twin over-bed reading wall-lights. Recessed ornamental fireplace with heavy beam lintel over. Walk-in wardrobe to understair containing hanging rail and fitted shelving. Fitted shower tray with thermostatic shower fitted above. Strip-light with electric shaver point. Pedestal wash hand basin.

WC (off): 5' 2" x 4' 0" (1.57m x 1.21m) Fitted with close flush saniflow assisted suite. Space with plumbing for automatic washing machine. Extractor fan.

On The Upper Ground Floor:

Living Room: 16' 10" x 15' 1" (5.12m x 4.59m) Wide larch-finished period floorboards. Radiator. Oak-effect double glazed window. Exposed beam to ceiling. Shelving to recesses. Open fireplace with stone hearth.

Stair Lobby: Stairs off to Lower Ground Floor.

Dining Kitchen: 16' 7" x 12' 0" (5.06m x 3.65m) Fitted with a range of period-style cream toned panel-fronted units comprising inset one-and-a-half-bowl sink unit with polished granite drainer and work surfaces set into base storage cupboards including wide drawer pack and having storage recess for trays and fitted "Canon" cooker. Fitted "Samsung" fridge freezer. Period pine floorboards. Exposed stonework to chimney-breast with fitted gas-fired "Rayburn" having twin hot plates and a warming oven and a hot oven set upon a brick hearth. Part glazed external door to rear yard. Double glazed window.

On The First Floor:

Landing: 9' 2" x 3' 5" (2.79m x 1.04m) Exposed structural timbers to walls. Carpeted staircase with stripped newel and spindles.

Bedroom 1: 15' 0" x 12' 1" (4.56m x 3.69m) Radiator. Double glazed window with river view. Picture rail. Fitted range of three-doored wardrobes containing hanging rail and shelving. Walk-in wardrobe to understairs having hanging rail and fitted shelf.

Lobby: With staircase to Second Floor.

Bedroom 2: 13' 7" x 8' 3" (4.13m x 2.52m) Radiator. Double glazed window. Wide stripped larch floorboards. Picture rail.

Bathroom: 9' 9" x 7' 10" (2.98m x 2.39m) Fitted with a four piece white suite comprising concealed flush w.c. and circular wash bowl-style wash basin together with a panelled bath and corner shower tray. Electric shower with enclosing chrome-finished glazed shower screen. Full tiling to shower area. Wall mounted "British Gas" combination-type boiler. Three-branch spot-light fitting. Tiled splash surround to bath and wash basin. Double glazed window. Radiator.

On The Second Floor:

Home Office: 16' 7" x 10' 5" (5.05m x 3.18m) Fitted desk-top with drawers and cupboards. Storage to enclosed eaves. Fitted louvred-door storage cupboards to eaves. Two exposed purlins and ridge-board. Two "Velux"-style roof-lights. Smoke alarm.









Outside: The property is approached via a pedestrian access either from the Wrexham Road or from Lower Dee Mill next-door. The gardens surrounding the property are identified on the attached plan and lead down the side of the adjoining property levelling to an extremely well-tended garden, which is level and laid to lawn. There are specimen trees and raised stone planters skilfully stocked with flowers and shrubs. The garden has a stone wall boundary overlooking the picturesque River Dee. Immediately adjoining the cottage there is a landscaped garden with stone pathway leading through a Pergola arch bounded by walling and trellis together with a water

feature and gravel beds. The beds are again planted skilfully with shrubs and flowers.

The property has the benefit of a Dedicated Car Parking Space at Lower Dee Mill adjoining - Space Number DMP4.

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 "British Gas" gas-fired boiler situated in the Bathroom.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 68|D.

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

Directions: From the Agents Llangollen Offices proceed down Castle Street over the Dee Bridge to the junction with the Wrexham Road at which turn right. Continue past The Ponsonby Public House when the entrance to Lower Dee Mill will be observed after a short distance on the right. Once in Lower Dee Mill there is a gate between the two apartment blocks leading to a pedestrian access to the property as identified by the attached plan.

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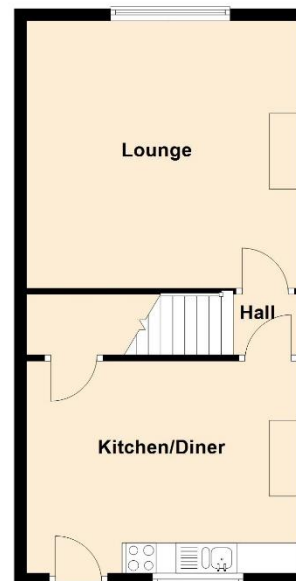
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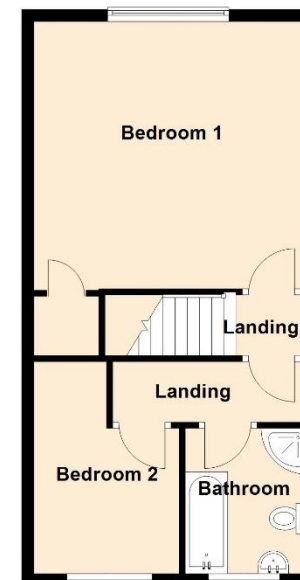
Lowest Ground Floor
Approx. 41.0 sq. metres (441.6 sq. feet)



Ground Floor
Approx. 41.0 sq. metres (441.6 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.6 sq. feet)



Second Floor
Approx. 13.3 sq. metres (143.5 sq. feet)

