

BOWEN

PROPERTY SINCE 1862



Asking Price £180,000

11 Cwrt Glan y Gamlas, Abbey Road,
Llangollen LL20 8TJ

🏠 2 Bedrooms

🚿 1 Bathroom

11 Cwrt Glan y Gamlas, Abbey Road, Llangollen LL20 8TJ



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General Remarks

Situated in a highly sought-after retirement development located on the fringes of the town centre, this well presented two double bedroom first floor apartment is offered for sale with the benefit of NO ONWARD CHAIN. Internally the property briefly comprises an entrance hallway with walk-in storage cupboard, dual aspect living room, well appointed kitchen, main bedroom with built-in wardrobes, further bedroom and a shower room with white suite. Two bedroom properties at this price in this development do not come up very often so an early viewing is advised.

Accommodation

Entrance Hallway: Door to the front elevation. Walk-in storage cupboard. Wall mounted electric heater.

Living Room: 22' 1" x 10' 10" (6.72m x 3.30m) maximum. Wooden double glazed windows to the rear and side elevations. Wall mounted electric heater. Feature fire surround. Coved ceiling.

Kitchen: 7' 8" x 7' 0" (2.33m x 2.14m) Double glazed wooden framed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Wall tiling. Coved ceiling.

Bedroom 1: 23' 7" x 8' 11" (7.19m x 2.73m) maximum. Wooden double glazed window to the side elevation. Wall mounted electric heater. Built-in wardrobes.

Bedroom 2: 9' 1" x 9' 1" (2.78m x 2.76m) to the wardrobes. Wooden double glazed window to the side elevation. Wall mounted electric heater. Built-in wardrobes.

Shower Room: 6' 10" x 5' 7" (2.09m x 1.70m) White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Fully tiled walls. Coved ceiling.

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

Tenure: Leasehold. The lease commenced in 2000. The current Ground Rent per annum is approximately £247.50. The current Service/Maintenance Charges are approximately £2,777.37 half yearly. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

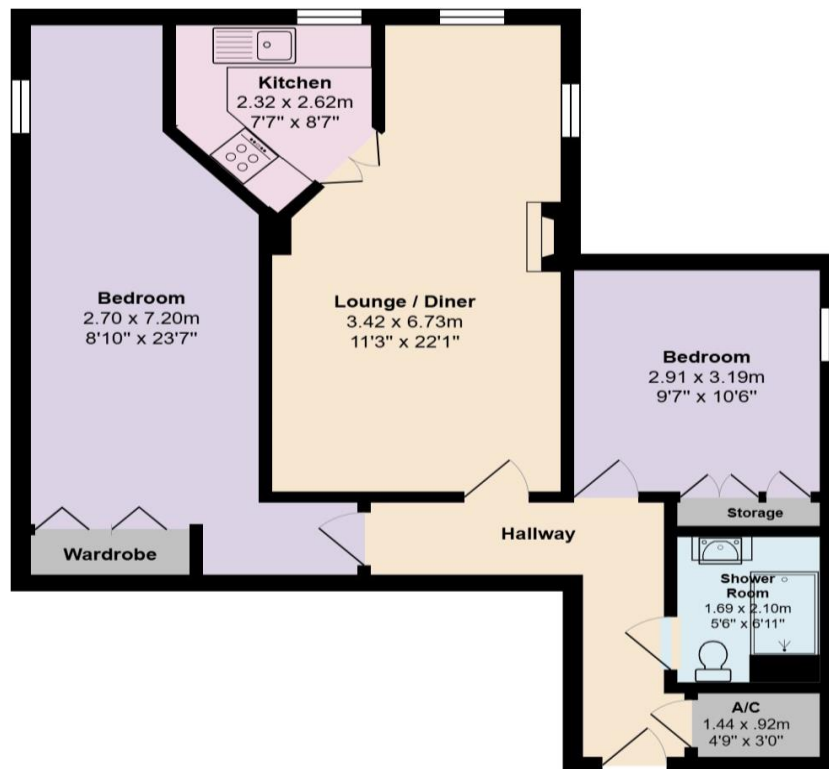
EPC: EPC Rating – 79|C.

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

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.



Apartment 11, Cwrt Glan Y Gamlas, Abbey Road, Llangollen, LL20 8TJ



Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only

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.