



GAMELIN

DINBREN ROAD | LLANGOLLEN | LL20 8TF





GAMELIN

DINBREN ROAD | LLANGOLLEN | LL20 8TF

Llangollen town centre - 0.5 miles | Wrexham - 13 miles | Chester - 25 miles | Ruabon railway station - 6 miles
(all mileages are approximate)

An impressive elevated detached residence with flexible accommodation, studio annexe, revenue potential, generous terrace and far-reaching views over Llangollen and the Dee Valley.

Prestigious Dinbren Road position on the sunny side of Llangollen
Far-reaching views over the Dee Valley, canal marina and surrounding hillside
Detached external office/outbuilding, ideal for home working or hobbies
Large sun terrace, landscaped gardens, driveway parking and garage
Lower ground floor annexe with separate access, offering guest, multi-generational or income-generating potential



Oswestry Office

20 Church Street, Oswestry, Shropshire,
SY11 2SP

T: 01691 670320

E: oswestry@halls.gb.com

Viewing is strictly by appointment with the selling agents

LOCATION

Gamelin occupies a sought-after setting on Dinbren Road, one of Llangollen's most desirable hillside addresses. The position combines elevated views, excellent natural light and walking access to the town's shops, cafés, restaurants, schools, canal, riverside walks and cultural attractions. The surrounding Dee Valley provides outstanding scenery and access to Dinas Brân and the wider Clwydian Range.

PROPERTY INTRODUCTION

Gamelin is a substantial detached residence occupying a highly regarded elevated position on Dinbren Road, on the sunny side of Llangollen. The property has been extensively improved and is presented to a high standard, offering approximately 2,499 sq ft of flexible accommodation plus a useful, detached office/outbuilding.

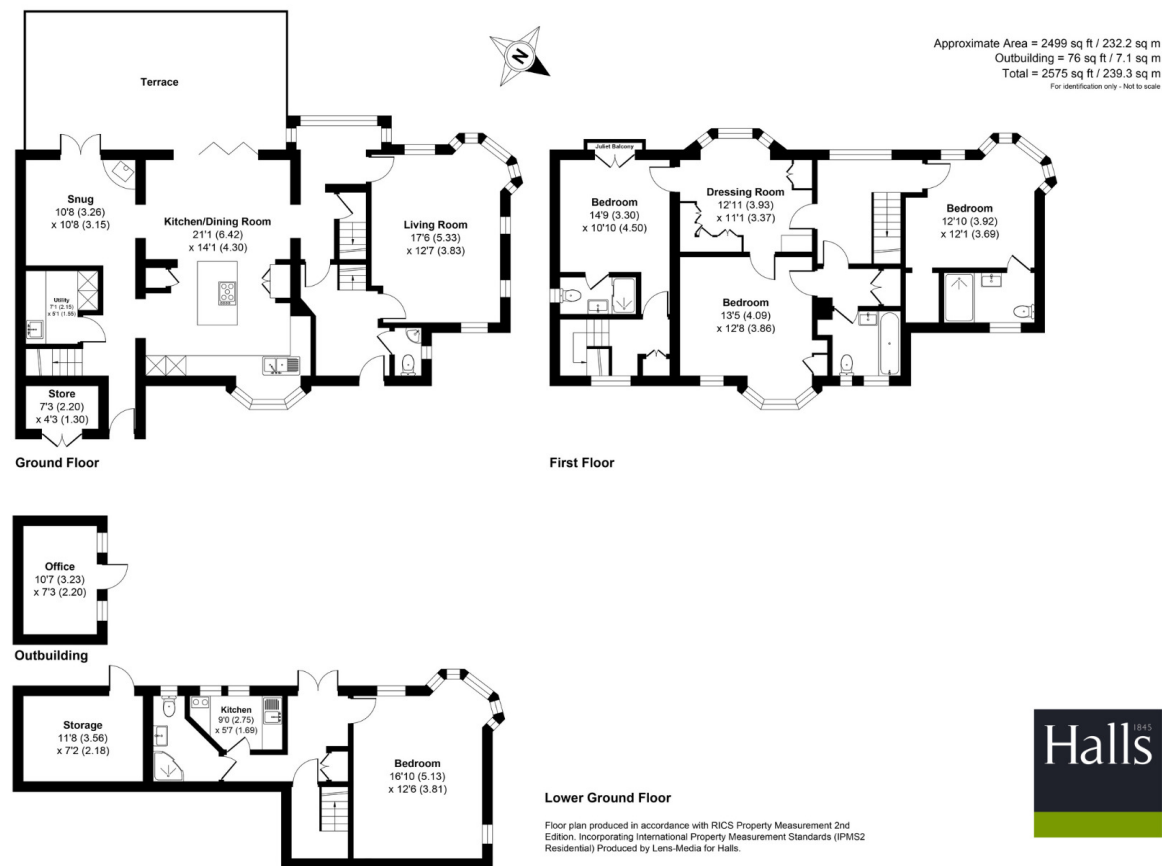
With bright reception space, an impressive kitchen/dining room, lower ground floor studio/annexe accommodation and generous terraces designed around the views, this is a rare lifestyle home with genuine flexibility for family use, guests, multi-generational living or potential revenue generation, subject to any necessary consents. attractions. Parking for five cars contributes to the property's convenience and practicality.

PROPERTY DESCRIPTION

Internally, Gamelin provides versatile accommodation arranged over three levels, designed to make the most of the elevated position and valley outlook. The main entrance opens into a welcoming hall with guest cloakroom, leading through to a generous living room with bay window, feature fireplace and direct views across the garden and surrounding countryside. The heart of the home is the impressive open-plan kitchen/dining room, fitted with attractive painted cabinetry, central island, quality work surfaces and space for family dining. This area connects naturally to the snug and opens out onto the large terrace, creating an excellent layout for entertaining and everyday living.

The first floor provides well-proportioned bedroom accommodation, including a principal suite with dressing room and en suite facilities, together with further bedrooms and modern bath/shower rooms. The presentation is bright and contemporary, with several rooms positioned to enjoy the outlook across Llangollen and the Dee Valley. The layout provides flexibility for family life, visiting guests and home working. On the lower ground floor, the property offers particularly useful self-contained accommodation

with separate access, via internal and external staircases comprising a bedroom/living space, kitchenette and shower room. This area is ideally suited to guest accommodation, multi-generational living, dependent relatives, teenagers or potential income generation, subject to any necessary consents. The current configuration gives a buyer valuable flexibility, whether used privately as part of the main home or explored as a revenue-producing space.





GARDENS

The outside space has been designed to capture the property's elevated setting and sunny aspect. A generous terrace with glass balustrading provides an outstanding entertaining area, enjoying far-reaching views over the canal marina, Llangollen and the Dee Valley. Steps lead down to landscaped garden areas with lawns, planted borders, seating areas and mature greenery, creating privacy and structure. The garden offers a strong balance between lifestyle and manageability, while the driveway, garage and detached office/outbuilding add useful practicality. The garden office is offered with insulation and power as well as a Wi-Fi extender.

TRANSPORT LINKS

Road:

The A5 is easily accessible, giving routes towards Oswestry, Wrexham, Chester, Shrewsbury and the wider North West/Midlands road network.

Rail:

Ruabon station is approximately 6 miles away, with services towards Chester, Shrewsbury and Birmingham, plus connections to London Euston.

Air:

Manchester, Liverpool and Birmingham airports are all within practical reach, providing domestic, European and international flight connections.

SCHOOLING

Local schooling includes Ysgol Dinas Brân and Llangollen primary schools, with independent options including Ellesmere College, Moreton Hall and Oswestry School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is also on mains services.

LOCAL AUTHORITY

Denbighshire County Council

Tel: 01824 706000

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - C

DIRECTIONS

What3Words ///forklift.parks.picture

From Llangollen town centre, proceed over the bridge and turn right at the T-junction. Take the first left onto Wharf Hill, cross the canal bridge and turn left onto Dinbren Road. Continue along Dinbren Road, passing Ysgol Dinas Brân, where Gamelin will be found on the left-hand side.



ADDITIONAL INFORMATION

The vendors will confirm details of the comprehensive renovations including, wiring, plumbing, cavity wall insulation, a 4kw solar power system, partial sound

proofing, rendered exterior and the UPVC double glazing. If required income details and potential will be provided by the vendors during viewings.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



