



**6 Plas Derwen, Llangollen, LL20 8EF**

**Price £184,950**

A well-presented three-bedroom apartment situated within this sought-after development, conveniently located within walking distance of the town's many amenities. The apartment offers well-appointed accommodation throughout, with a balcony enjoying stunning views overlooking the Llangollen Railway and the River Dee. The accommodation briefly comprises an open-plan lounge/dining area and kitchen with integrated appliances and breakfast bar, principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom. The property benefits from gas-fired underfloor heating and includes a secure designated off-road parking space within the undercroft.

Internal inspection is highly recommended. Offered for sale with no onward chain. Energy Rating: C (80)



## Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

## Accommodation

Ground floor secure entry system via undercroft car parking and main entrance door with intercom. Steps/lift to:

## First Floor Landing

Private entrance door to:-

## Entrance Hall

Intercom system for entrance into development, cupboard housing 'Worcester' gas fired boiler.

## Open Plan Lounge/Diner & Kitchen 28'5" x 22'1" (8.68 x 6.74)

### Kitchen Area

A range of base and wall cupboards complimented by work surface areas incorporating sink unit with mixer taps, gas hob with extractor above, electric oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, breakfast bar, spotlights to ceiling and opens to:-

### Lounge & Dining Area

UPVC door to balcony and UPVC double glazed windows, storage cupboard housing integrated Vacuum system.

### Balcony

With fitted chrome and glazed rail and tiled floor having Views over the Dee Valley

## Master Bedroom Suite 12'5" x 14'2" (3.80 x 4.33)

Fitted wardrobes and large dressing area with illuminated mirror, UPVC double glazed window to rear and door to:-

### En-Suite

Walk in shower enclosure, w.c and wash hand basin.

## Bedroom Two 15'6" x 9'4" (4.74 x 2.86)

UPVC double glazed window to rear.

## Bedroom Three 6'5" x 12'1" (1.96 x 3.70)

UPVC double glazed window to rear, built in wardrobe and desk area.

## Bathroom

Bath with shower over, wash hand basin in vanity unit, wall mounted mirror unit over, w.c, spotlights to ceiling, chrome heated towel rail, part tiled walls and shaver point.

## Parking

Designated parking space with additional space for visitor parking having electrical gate with key fob entry having additional pedestrian gate. Post boxes to ground floor.

## Leasehold

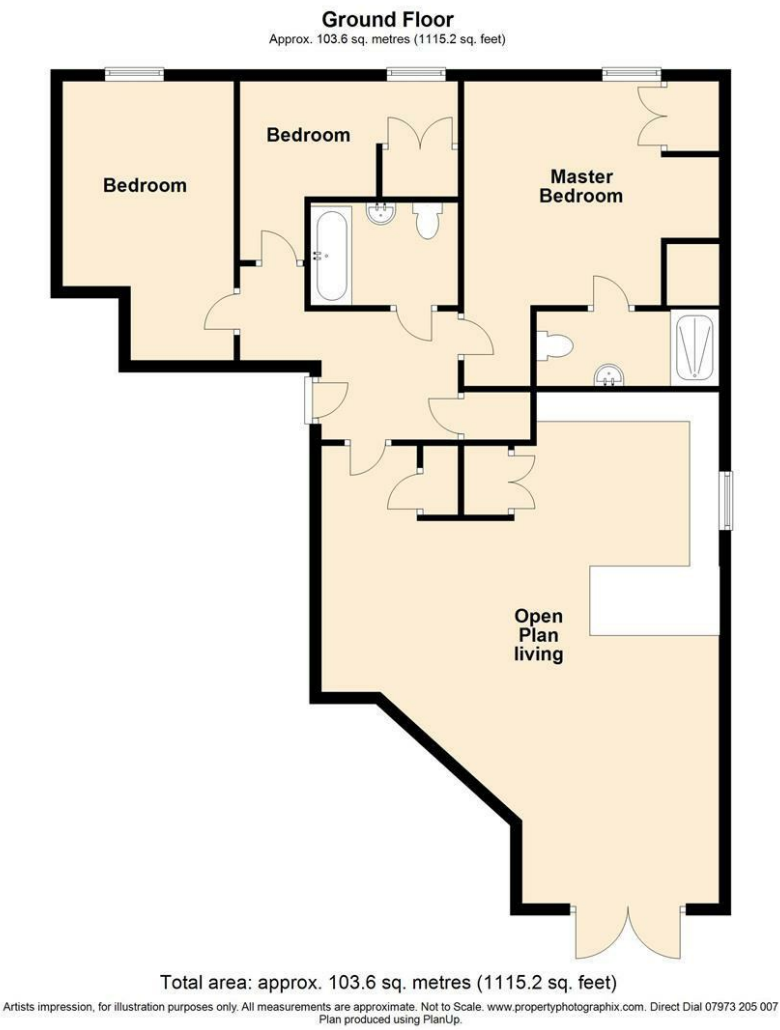
The property is Leasehold. The 250 year lease commenced in 2008.

Annual Ground Rent is approx. £350.00

Service Charge is £3,700.00 per year



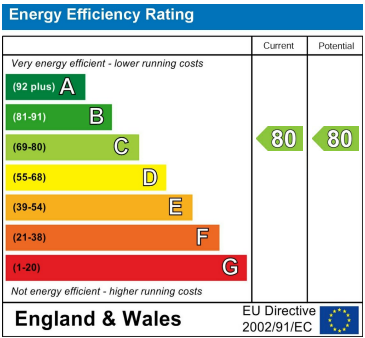
Floor Plan



Area Map



Energy Efficiency Graph



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