



3 The Mill

| Llangollen | | LL20 7AE

Offers In Excess Of £185,000

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this Stunning Two Bedroom Apartment set on two floors, which retains many original features both internally and externally. Nestled in the picturesque and natural beauty of the Ceiriog Valley, this charming Two-Bedroom Apartment, formerly a Mill, offers a unique blend of character and modern living. Located in the tranquil village of Dolywern, Pontfadog, this property is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities. This duplex apartment is not just a home; it is a lifestyle choice, perfect for those who appreciate the charm of a character property in a beautiful rural location. With its unique history and stunning surroundings, this is an opportunity not to be missed.

Accessed via a front door which then leads into the Bedroom area where you will find Two double bedrooms, both with En-Suite. A staircase rising off the inner hallway leads to the Lounge and Kitchen/ Dining room, there are exterior wooden steps giving access to another door which leads to the main living area on the first floor. One of the standout features of this property is the stunning location. Surrounded by the Ceiriog Valley, residents can enjoy a variety of outdoor activities right on their doorstep. Whether you fancy a leisurely stroll along the river or exploring the nearby hills, this area is a haven for nature lovers.

- DUPLEX TWO BEDROOM APARTMENT
- STUNNING LOCATION
- UNDERFLOOR HEATING
- TWO EN-SUITES
- FORMER MILL
- COUNTRY LOCATION



## ACCOMMODATION TO GROUND FLOOR

The property is accessed by both a ground floor and a first floor entrance doors leading to entrance halls on both floors with original mill features.

### ENTRANCE HALLWAY

With staircase leading down to the ground floor and access to the bedrooms, wood effect flooring, door off to the Lounge

### LOUNGE

14'5" x 14'4" (4.41m x 4.39m)

Impressive Lounge comprising of wood effect laminate flooring, UPVC Double glazed window to the front, spotlights to the ceiling.

### KITCHEN/ DINING ROOM

18'1" x 9'9" (5.53m x 2.98m)

Accessed from the Lounge a very spacious kitchen/dining room separated by worktop/ breakfast area. the Kitchen itself comprises of a range of wall and base cupboards, with worktop surfaces incorporating a built in Four ring electric hob, double oven/ grill, space for Fridge/ Freezer, plumbing for washing machine, plumbing for dishwasher, Tiled flooring.

### DINING ROOM AREA

Double glazed window to side, wood effect laminate flooring.

### INNER HALLWAY

With staircase up to first floor accommodation and doors off to both bedrooms..

### BEDROOM ONE

12'10" x 11'1" (3.92m x 3.39m)

This is a good sized double bedroom with door leading to the outside terrace and door into the En-Suite shower room.

### EN SUITE SHOWER ROOM

Comprising of A dual sized walk in shower area, low level w.c and wash hand basin set in a vanity unit. Tiled flooring, extractor fan.

### BEDROOM TWO

12'1" x 10'5" (3.70m x 3.20m)

Good sized Double bedroom with double glazed window to the side, Feature brick arch to wall, a feature from the old mill, laminate flooring and door leading to En suite bathroom

### EN SUITE BATHROOM

Comprising of a panel enclosed bath with shower over, dual flush low level w.c., pedestal wash hand basin, tiled floor, spotlights to the ceiling.

### OUTSIDE

The pretty impressive outside of the building is dominated by the water wheel(which is not part of this property) but adds to the aesthetics of the property. There is parking for Two cars (additional I allocated space in courtyard). The gardens to the front of the property are terraced and well maintained and provide a lovely outside space. Access to the property is via stone steps onto a wooden terraced area and further wooden steps to the top floor.

## ADDITIONAL INFORMATION

There is a privately run management company which owns the freehold and all of the owners within the Glan-Y-Wern development are Directors of the management company.

Upon purchase the new owner will become a Director of the limited company.

Please note that due to the terms of the lease the property cannot be used for short term holiday lets. Short term rental (minimum 6 months) is allowable.

### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

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







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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive	2002/91/EC		
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive	2002/91/EC		
England & Wales			

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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