



**14 Plas Derwen, Llangollen, LL20 8EF**  
**Price £195,000**

A unique opportunity to acquire this well-presented two-bedroom apartment, situated within this sought-after development and within walking distance of the town's many amenities. The apartment offers well-appointed accommodation, featuring a private balcony with stunning views over the Llangollen Railway, the River Dee, and beyond. The accommodation briefly comprises an open-plan lounge/dining area and kitchen with integrated appliances and breakfast bar, a principal bedroom with en-suite shower room, a further double bedroom, and a modern bathroom. The property benefits from gas-fired underfloor heating throughout and includes a secure, designated off-road parking space within the undercroft. Internal inspection is highly recommended. NO ONWARD CHAIN.

## 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.

## Directions

From Llangollen centre proceed down Castle Street over the bridge and at the junction turn left onto Abbey Road. Passing Llangollen Pavilion on the right hand side where the property will be observed after a short distance on the right.

## Accommodation

Secure ground-floor entry via the undercroft car park and main entrance door with intercom system. Staircase and lift access to the second floor.

## Entrance Hall

Intercom system for entrance into development, cupboard housing gas fired boiler and vacuum system. Doors off to all rooms.

## Open Plan Lounge/Diner & Kitchen 29'11" x 12'6" (9.14 x 3.82)

## Lounge & Dining area

UPVC doors opening onto the balcony, enjoying views over the Llangollen Canal, the River Dee, and the Berwyn Mountains.

## Kitchen

A range of base and wall cupboards complemented by work surface areas, incorporating a sink unit with mixer tap and waste disposal. Appliances include a gas hob with extractor above, electric oven, integrated microwave, integrated dishwasher, and integrated fridge/freezer. Breakfast bar and recessed spotlights to the ceiling.

## Master bedroom 16'11" x 11'11" (5.18 x 3.64)

A light and spacious bedroom with UPVC double glazed window to front and door to:-

## En-Suite

Walk in shower enclosure with mains shower, w.c, wash hand basin. shaver point, part tiled walls.

## Bedroom Two 12'10" x 8'6" (3.92 x 2.60)

UPVC double glazed window to front.

## Bathroom

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

## Parking & Communal Facilities

Designated parking bay and visitor parking, secured by an electric gate with key fob entry, plus an additional pedestrian gate. Communal bike store and ground-floor post boxes.

## Lease & Charges

The property is Leasehold. The 250 year lease

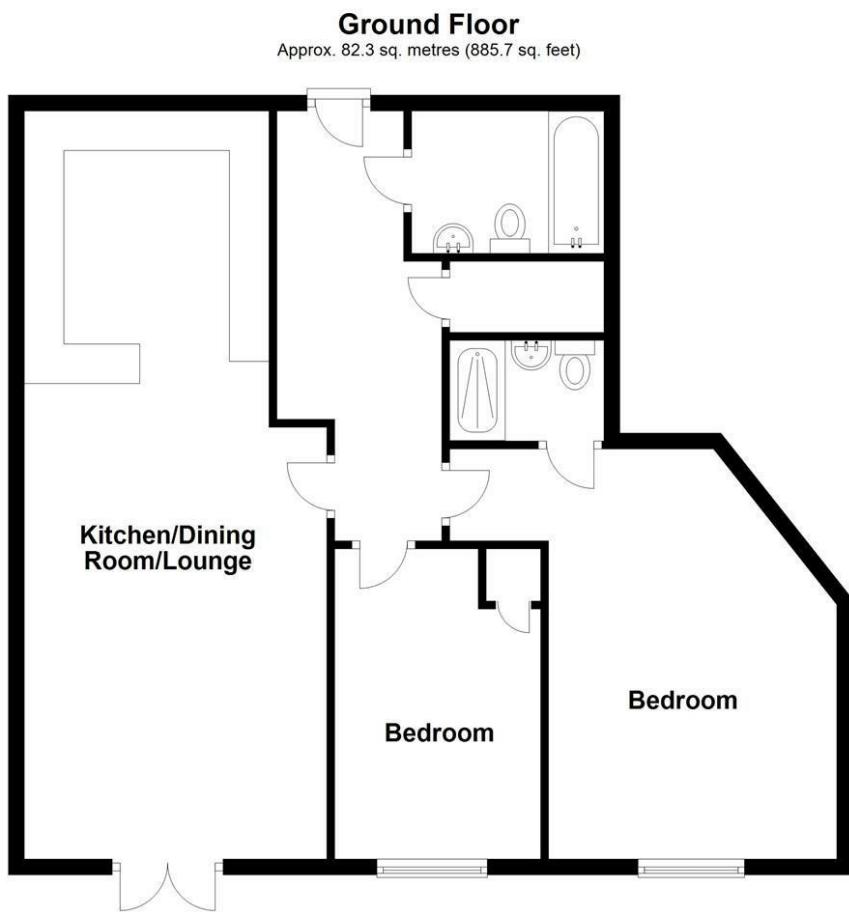
commences 1st April 2022.

Annual

Service



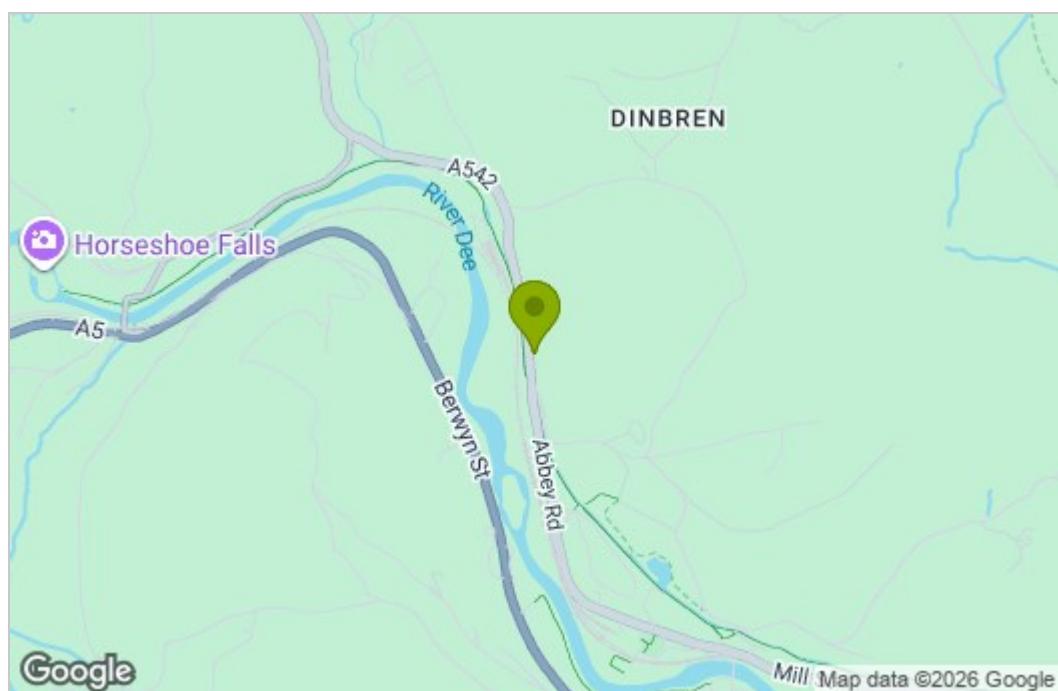
## Floor Plan



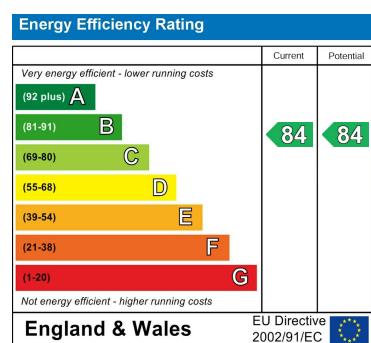
Total area: approx. 82.3 sq. metres (885.7 sq. feet)

Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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