

APARTMENT 21

PLAS DERWEN | ABBEY ROAD | LLANGOLLEN



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PLAS DERWEN | ABBEY ROAD | LLANGOLLEN | LL20 8EF

Llangollen Town Centre 0.5 miles | Oswestry 9 miles | Wrexham 11 miles
Chester 25 miles | Birmingham 65 miles | London Euston 2 hours 30 minutes
(Distances and time approximate)

A stunning penthouse apartment with River Dee views, two terraces and exclusive third-floor living, presented to an exceptional show home standard.

Exclusive penthouse occupying the entire third floor
One of only two penthouse apartments within the development
Approximately 1,572 sq ft of internal accommodation
Stunning views over the River Dee and surrounding countryside
Two private terraces offering exceptional outdoor space
Fully modernised throughout to a show home standard
Three bedrooms and two bathrooms
Secure gated undercroft parking with two allocated spaces

VIDEO TOUR



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LOCATION & SITUATION

Plas Derwen is a sought-after residential development situated on Abbey Road, just a short distance from the centre of Llangollen. The town is renowned for its riverside setting and offers a range of independent shops, restaurants and leisure facilities. Surrounded by beautiful countryside, the area provides excellent opportunities for walking and outdoor pursuits, while still offering convenient access to larger centres.

Road: Conveniently positioned with access to the A5 and wider road network, providing links to Oswestry, Wrexham, Chester and the Midlands.

Rail: Ruabon and Chirk stations are within approximately 15 minutes, offering regular services with connections to London Euston.

Air: Birmingham Airport approximately 1 hour 20 minutes, with Manchester and Liverpool airports also within easy reach.

Schools: A range of well-regarded schools locally, including primary and secondary options in Llangollen, with independent schools available in the wider area.

Sporting: Excellent local leisure opportunities including walking, cycling and water activities on the River Dee, with golf courses and equestrian facilities nearby.



APARTMENT 21 PLAS DERWEN

Apartment 21 is an exceptional penthouse apartment forming part of the highly regarded Plas Derwen development. Occupying the entire third floor, the property offers a rare level of privacy and exclusivity, together with generous accommodation extending to approximately 1,572 sq ft.

The apartment has been comprehensively modernised by the current owner and is now presented to an outstanding standard throughout, offering a turnkey opportunity within one of Llangollen's most desirable residential settings.





THE ACCOMMODATION

The apartment is accessed via a secure communal entrance with lift and staircase rising to the third floor, where the penthouse enjoys complete exclusivity with no neighbouring apartments on this level. Internally, the accommodation is both spacious and well laid out, with a strong emphasis on natural light and the surrounding views.

At the heart of the property is an impressive open plan living and dining area, featuring vaulted ceilings and large windows which frame views across the River Dee and surrounding countryside. This space provides an ideal environment for both everyday living and

entertaining, with direct access onto one of the private terraces.

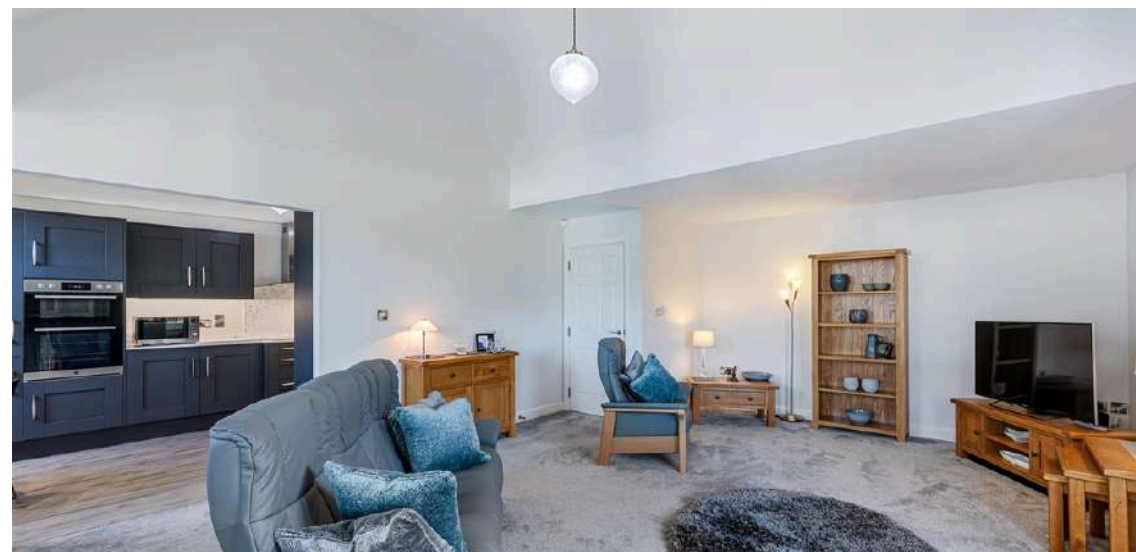
The kitchen/breakfast room has been thoughtfully modernised and fitted with a range of high-quality units and integrated appliances, offering both practicality and contemporary style. The overall presentation is consistent throughout the apartment, with a high standard of finish evident in every room.

The principal bedroom suite is particularly generous in scale and benefits from an en-suite shower room together with a separate dressing room area, which also

provides flexibility for use as a home office. Two further bedrooms are well proportioned and are served by a modern family bathroom.

A standout feature of the property is the provision of two private terraces, offering excellent outdoor space and further enhancing the lifestyle appeal of the apartment. The property also benefits from secure undercroft parking with two allocated spaces.

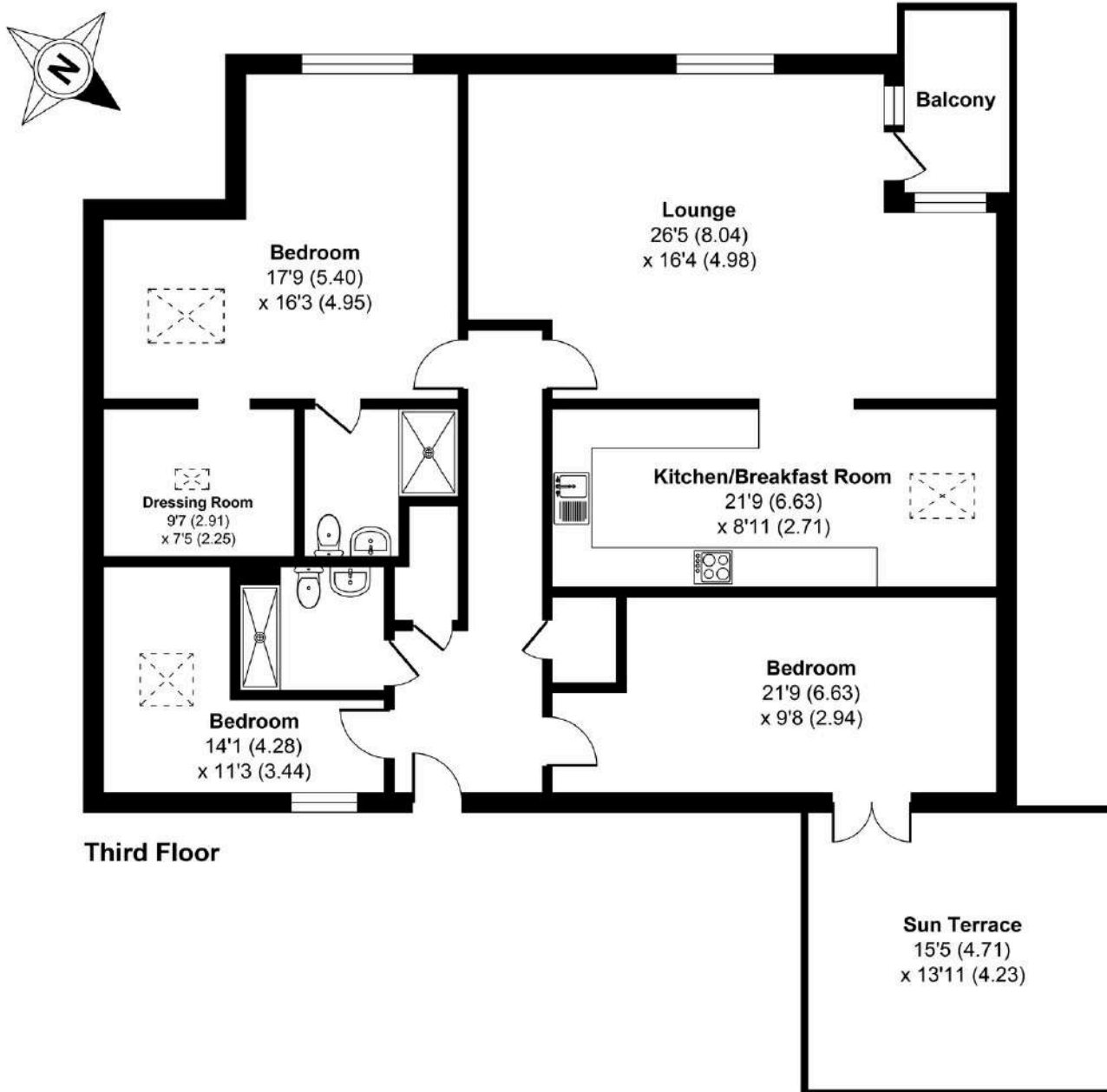
Overall, the apartment provides a rare combination of space, specification and exclusivity within a highly regarded development.







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GARDENS & GROUNDS

The property benefits from two private terraces, providing excellent outdoor space and ideal areas for relaxing or entertaining while enjoying the surrounding views. The development itself is well maintained and set within attractive communal grounds. Secure gated access leads to the undercroft parking area, where the apartment benefits from two allocated spaces, together with additional visitor parking.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

SERVICES

We understand that the property benefits from mains water, electricity and drainage. Heating is provided via a gas-fired boiler serving an underfloor heating system.

LOCAL AUTHORITY

Denbighshire County Council, Station Road, Ruthin, LL15 1BE
Tel: 01824 706000

COUNCIL TAX

Council Tax Band – E

SERVICE CHARGE

£4,600 per annum, paid quarterly.

GROUND RENT

£300 per annum.

EPC

Rating – B

DIRECTIONS

What3Words ///processes.tries.poet

From Llangollen town centre, proceed over the Dee Bridge and turn left onto Abbey Road in the direction of the Horseshoe Pass. Continue past the Eisteddfod Pavilion and over the canal bridge, where Plas Derwen will be found on the right-hand side. The apartment is located within the development.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





Halls of Oswestry

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