

BOWEN

PROPERTY SINCE 1862



Offers in excess of £120,000

10 Cwrt Glan y Gamlas, Abbey Road,
Llangollen LL20 8TJ

🛏 1 Bedroom

🚿 1 Bathroom

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General Remarks

Located in a well regarded over 55's development within walking distance of the town centre that offers a good range of shops and eateries. This well presented first floor one bedroom apartment is offered for sale with the benefit of NO ONWARD CHAIN and briefly comprises an entrance hallway with a walk-in storage cupboard, living room, kitchen, bedroom with built-in wardrobes and a shower room. Within the development there is a communal lounge, a guest suite for visitors, and parking at the rear. An early viewing is advised.

Accommodation

Entrance Hallway: Entrance door. Telephone entry system. Walk-in storage cupboard. Coved ceiling.

Living Room: 16' 8" x 10' 3" (5.07m x 3.12m) Wood double glazed windows to the rear and side elevations. Wall mounted electric heater. Electric fire with feature surround. Coved ceiling.

Kitchen: 7' 4" x 5' 9" (2.24m x 1.75m) Wooden double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integrated electric oven and hob. Cooker hood. Integral freezer. Wall tiling.

Bedroom: 13' 5" x 9' 7" (4.08m x 2.91m) Wooden double glazed window to the rear elevation. Wall mounted electric heater. Built-in wardrobes. Coved ceiling.

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

Shower Room: 6' 11" x 5' 7" (2.10m x 1.70m)

White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Heated towel rail.

Outside: Externally there is a communal garden to the rear together with Off-Road Parking.

Services: All mains services are connected subject to statutory regulations but there is no gas supply within the development.

Tenure: Leasehold. 125 year lease from 1st March 2017. Ground Rent £425.00 per annum, payable half yearly. Service Charge £3466.68 per annum, payable half yearly. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 81|B.

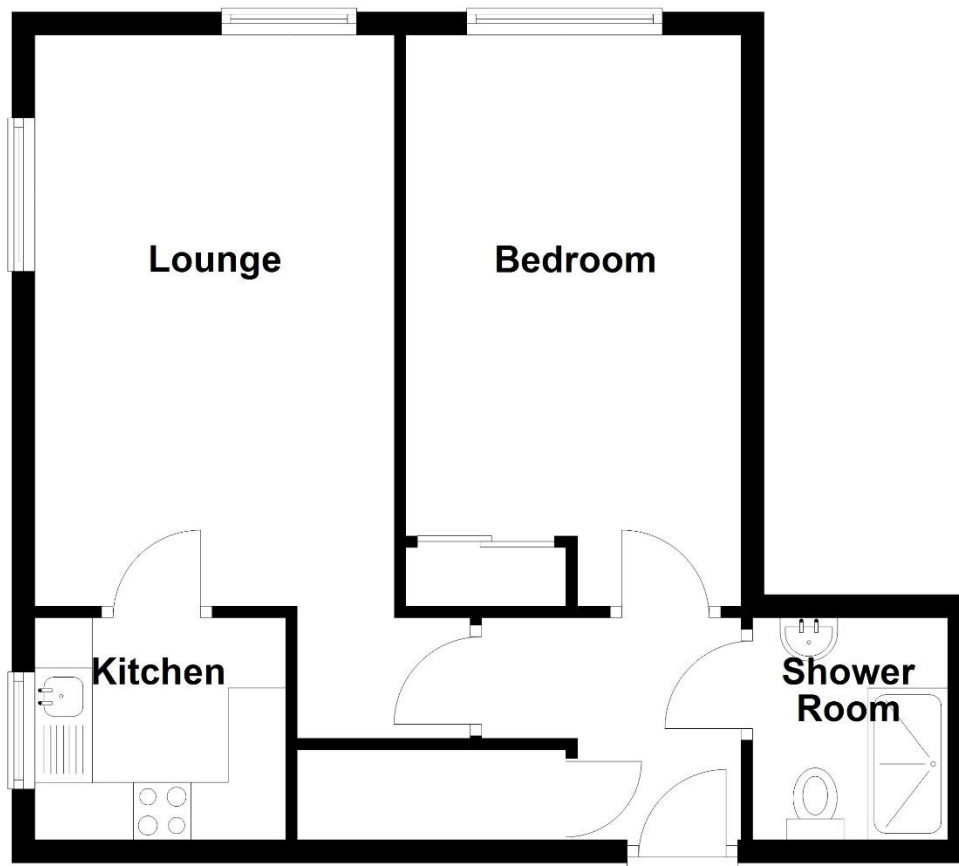


Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation purposes use the post code LL20 8TJ. Located in the centre of Llangollen, the development can be found on Abbey Road overlooking the Llangollen Railway and the River Dee. A car park can be found to the rear.

Ground Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.