



BOWEN

PROPERTY SINCE 1862

Asking Price £800,000

🏠 5 Bedrooms 🚿 4 Bathrooms

Gamelin, Dinbren Road,
Llangollen LL20 8TF

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General Remarks

Occupying an elevated position on the fringes of the town, “Gamelin” commands impressive views over the canal and beyond, especially from the balcony that is accessed from both the kitchen/diner and sitting room which makes it a superb entertaining space. The property has been comprehensively reconfigured and modernised by the current owners to an exceptionally high standard and now offers flexible living accommodation which can be utilised in various different ways based on the new owner’s needs.



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1 King Street Wrexham LL11 1HF

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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.

Arranged over three floors, the ground floor living space combines an entrance hallway with a separate w.c., a kitchen/diner which is open plan to the sitting room, a handy utility room, study area and a spacious living room. The top floor combines three double bedrooms, all of which have en-suites, and a further double bedroom which is currently being used as a dressing room. The lower ground floor is self-contained and can be accessed via the side garden, but it also has a lockable internal staircase linking it to the main house if required as part of the family accommodation. This floor is set up for a holiday let to provide an additional revenue stream if required but could equally be used as an annexe as it comprises a hallway, a large bedroom/living room, a kitchen and a shower room. In summary, a home that must be viewed in order to see everything it has to offer, both internally and externally.

Accommodation

On The Ground Floor:

Entrance Hallway:

Downstairs WC:

Study Area: 6' 5" x 5' 0" (1.95m x 1.53m):

Living Room: 17' 5" x 12' 6" (5.31m x 3.82m):

Kitchen/Diner: 21' 7" x 14' 1" (6.59m x 4.29m)

Sitting Room: 10' 9" x 10' 6" (3.28m x 3.19m)

Second Hallway:

Utility Room: 6' 11" x 5' 2" (2.11m x 1.58m)

On The First Floor:

Landing:

Main Bedroom: 12' 8" x 11' 7" (3.85m x 3.53m)

Bedroom 4/Dressing Room: 10' 4" x 9' 4" (3.15m x 2.85m)

En-Suite: 8' 1" x 5' 10" (2.46m x 1.78m)

Bedroom 2: 12' 8" x 12' 0" (3.85m x 3.67m)

En-Suite: 8' 4" x 4' 10" (2.55m x 1.47m)

Bedroom 3: 10' 10" x 10' 8" (3.31m x 3.25m)

En-Suite: 7' 9" x 3' 8" (2.35m x 1.11m)









On The Lower Ground Floor:

Hallway:

Bedroom: 16' 10" x 12' 4" (5.14m x 3.76m)

Kitchen: 8' 11" x 5' 7" (2.72m x 1.70m)

Shower Room:

Outside: Externally there is a generous amount of Off-Road Parking to the front of the property. The tiered rear garden combines a Balcony with a Covered Area underneath and a lawned section. At the bottom of the garden there is a well-insulated Home Office which is ideal for people to have a separate space for work away from the main house.

There are also ten solar panels and a gate providing access to the canal path.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the loft space. In addition to mains electricity there are also ten solar panels in the rear garden.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 73|C.

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

Directions: From the Agents Llangollen Office proceed up Castle Street over the bridge and at the T junction turn right into Mill Street and then immediately left into Wharf Hill. As you pass over the canal turn left into Dinbren Road and the property is the eighth house on the left-hand side of the road.

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