FOR SALE

Offers in the region of £800,000

Gamelin Dinbren Road, Llangollen, LL20 8TF

An impressive elevated detached residence with flexible accommodation, studio annexe, revenue potential, generous terrace and far-reaching views over Llangollen and the Dee Valley.

- **Prestigious Dinbren Road position on the sunny side of Llangollen**
- **Far-reaching views over the Dee Valley, canal marina and surrounding hillside**
- **Detached external office/outbuilding, ideal for home working or hobbies**
- **Large sun terrace, landscaped gardens, driveway parking and garage**
- **Lower ground floor annexe with separate access, offering guest, multi-generational or income-generating potential**
- **Approx. 2,499 sq ft of accommodation plus detached office/outbuilding**

PROPERTY INTRODUCTION

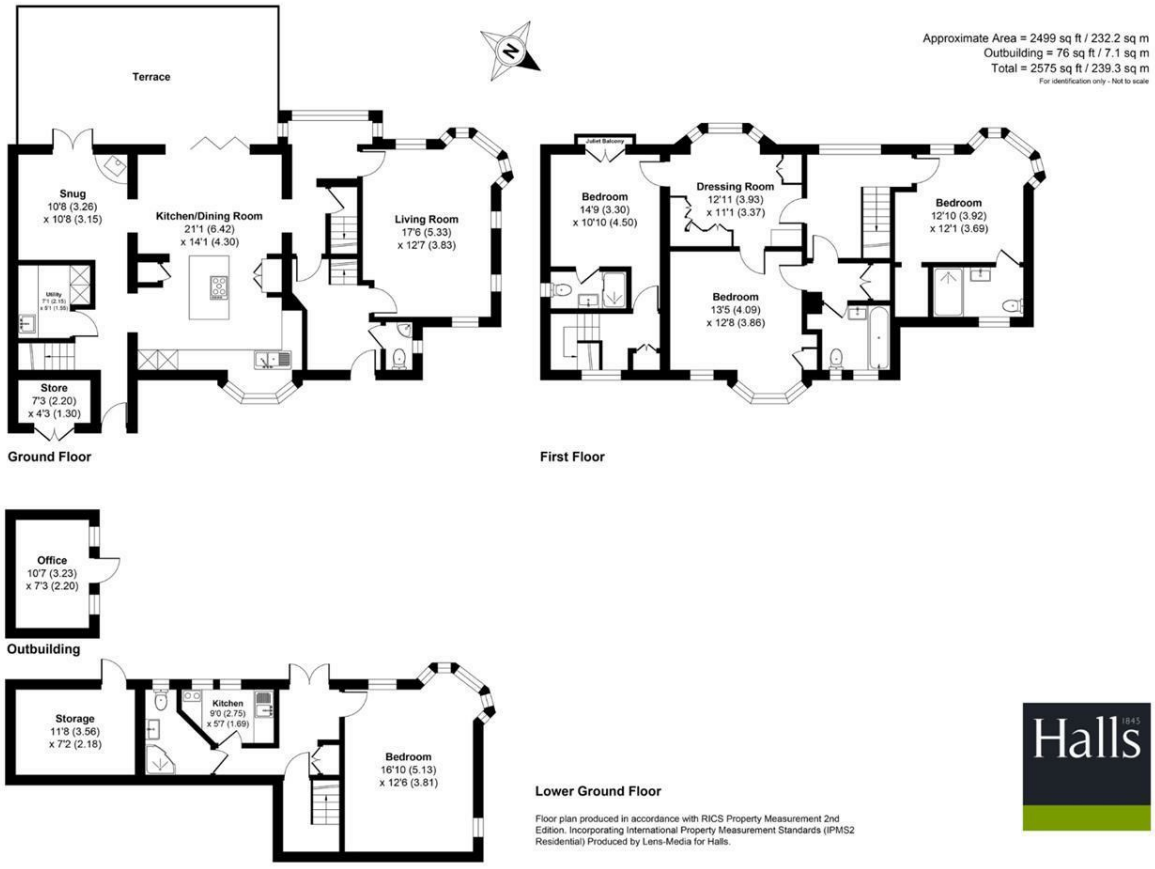
Gamelin is a substantial detached residence occupying a highly regarded elevated position on Dinbren Road, on the sunny side of Llangollen. The property has been extensively improved and is presented to a high standard, offering approximately 2,499 sq ft of flexible accommodation plus a useful, detached office/outbuilding.

With bright reception space, an impressive kitchen/dining room, lower ground floor studio/annexe accommodation and generous terraces designed around the views, this is a rare lifestyle home with genuine flexibility for family use, guests, multi-generational living or potential revenue generation, subject to any necessary consents. attractions. Parking for five cars contributes to the property's convenience and practicality.

DESCRIPTION

Internally, Gamelin provides versatile accommodation arranged over three levels, designed to make the most of the elevated position and valley outlook. The main entrance opens into a welcoming hall with guest cloakroom, leading through to a generous living room with bay window, feature fireplace and direct views across the garden and surrounding countryside. The heart of the home is the impressive open-plan kitchen/dining room, fitted with attractive painted cabinetry, central island, quality work surfaces and space for family dining. This area connects naturally to the snug and opens out onto the large terrace, creating an excellent layout for entertaining and everyday living.

The first floor provides well-proportioned bedroom accommodation, including a principal suite with dressing room and en suite facilities, together with further bedrooms and modern bath/shower rooms. The dressing room has the potential to be a fifth bedroom as it was previously. The presentation is bright and contemporary, with several rooms positioned to enjoy the outlook across Llangollen and the Dee Valley. The layout provides flexibility for family life, visiting guests and home working. On the lower ground floor, the property offers particularly useful self-contained accommodation with separate access, via internal and external staircases comprising a bedroom/living space, kitchenette and shower room. This area is ideally suited to guest accommodation, multi-generational living, dependent relatives, teenagers or potential income generation, subject to any necessary consents. The current configuration gives a buyer valuable flexibility, whether used privately as part of the main home or explored as a revenue-producing space.

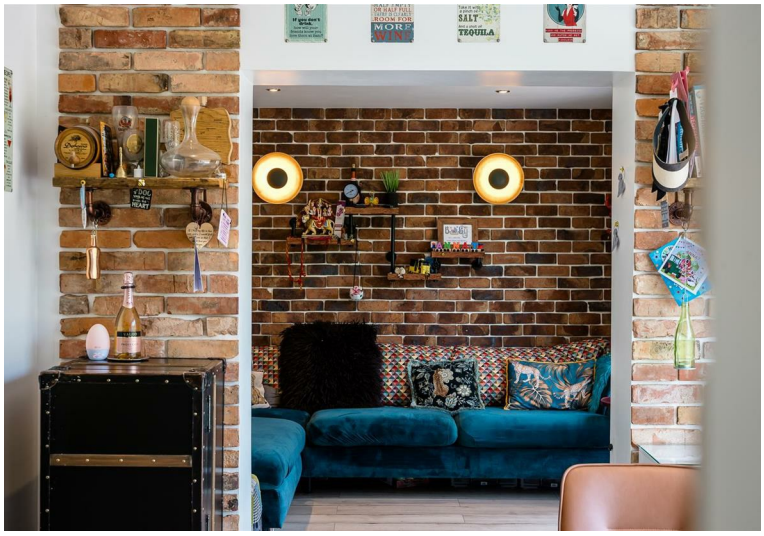


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

3 Reception Room/s

5 Bedroom/s

4 Bath/Shower Room/s



LOCATION
Gamelin occupies a sought-after setting on Dinbren Road, one of Llangollen's most desirable hillside addresses. The position combines elevated views, excellent natural light and walking access to the town's shops, cafés, restaurants, schools, canal, riverside walks and cultural attractions. The surrounding Dee Valley provides outstanding scenery and access to Dinas Brân and the wider Clwydian Range.

DIRECTIONS
From Llangollen town centre, proceed over the bridge and turn right at the T-junction. Take the first left onto Wharf Hill, cross the canal bridge and turn left onto Dinbren Road. Continue along Dinbren Road, passing Ysgol Dinas Brân, where Gamelin will be found on the left-hand side.

W3W
What3Words ///forklift.parks.picture

OUTSIDE
The outside space has been designed to capture the property's elevated setting and sunny aspect. A generous terrace with glass balustrading provides an outstanding entertaining area, enjoying far-reaching views over the canal marina, Llangollen and the Dee Valley. Steps lead down to landscaped garden areas with lawns, planted borders, seating areas and mature greenery, creating privacy and structure. The garden offers a strong balance between lifestyle and manageability, while the driveway, garage and detached office/outbuilding add useful practicality. The garden office is offered with insulation and power as well as a Wi-Fi extender.

SERVICES
We understand that the property has the benefit of mains water and electric. The drainage is also provided to mains services.

POSSESION AND TENURE
We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

COUNCIL TAX BAND
Council Tax Band - F

LOCAL AUTHORITY
Denbighshire County Council
Tel: 01824 706000

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

ADDITIONAL INFORMATION
The vendors will confirm details of the comprehensive renovations including, wiring, plumbing, cavity wall insulation, a 4kw solar power system, partial sound proofing, rendered exterior and the UPVC double glazing. If required income details and potential will be provided by the vendors during viewings.

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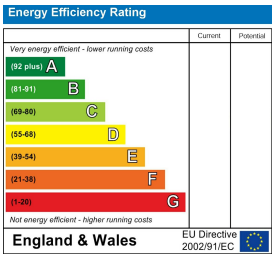
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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