

BOWEN
PROPERTY SINCE 1862



Asking Price £495,000

🏠 3 Bedrooms 🚿 1 Bathroom

Dee Bank Cottage, Green Lane,
Llangollen LL20 8TB

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General Remarks

It is rare for properties to come to market on Green Lane, which is one of the most sought after locations in Llangollen with views over the River Dee and the hills beyond. "Dee Bank Cottage" has undergone a comprehensive scheme of modernisation in recent times and the remaining character features now sit seamlessly alongside the numerous high quality fixtures and fittings. Beautifully presented throughout, the property is arranged over three floors with the middle floors combining an integral garage with a hallway, separate w.c., dining room and a living room, both of which have access to the balcony. On the bottom level there is a sitting room and a kitchen/breakfast room with access to the paved patio. On the top floor there is a landing which has space for a desk and shelving, three double bedrooms and a four piece family bathroom. In summary, a must see property.



Accommodation

Middle Floor:

Entrance Hallway: Double glazed composite door to the side elevation. Tiled floor. Radiator.

WC: Two piece white suite comprising a low level w.c. and basin. Heated towel rail. Wall tiling. Tiled floor.

Integral Garage: Electric roller door. PVCu double glazed window to the side elevation. Stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. "Worcester" combination boiler.

Dining Room: 11' 1" x 10' 4" (3.37m x 3.16m) PVCu double glazed door to the rear elevation. Access to the Balcony. Radiator. Beamed ceiling. Wood-effect flooring.

Living Room: PVCu double glazed door to the rear elevation. Access to the Balcony. Radiator. Beamed ceiling. Wood-effect flooring.

Ground Floor:

Sitting Room: 13' 9" x 9' 6" (4.18m x 2.89m) Two PVCu double glazed windows to the rear elevation. Fire recess with inset wood-burner. Radiator. Down-lighters. Stone flooring. Beamed ceiling.

Kitchen/Breakfast Room: 13' 8" x 11' 5" (4.17m x 3.47m) PVCu double glazed door and window to the rear elevation. Base units with wooden work surfaces and splash-backs. Belfast sink with mixer tap. Space for range-style cooker. Integral fridge and freezer. Integral dishwasher. Wall tiling. Stone flooring. Radiator. Beamed ceiling. Down-lighters. Breakfast bar.

Top Floor:

Landing: Velux sky-light to the side elevation. Two radiators. Space for a desk and shelving. Beamed ceiling.

Bedroom 1: 14' 1" x 10' 4" (4.29m x 3.16m) PVCu double glazed window to the rear elevation. Radiator. Built-in storage. Beamed ceiling.

Bedroom 2: 12' 9" x 8' 10" (3.89m x 2.70m) PVCu double glazed window to the front elevation. Radiator. Built-in storage.

Bedroom 3: 10' 1" x 7' 9" (3.08m x 2.36m) PVCu double glazed window to the rear elevation. Radiator. Beamed ceiling.

Bathroom: 8' 1" x 7' 6" (2.46m x 2.29m) Velux sky-light to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Heated towel rail.

Outside: The private driveway for one vehicle and Garage are accessed off Green Lane whilst a pedestrian path leads along the side of the property to the paved Seating Area, which offers panoramic views of the Llangollen Steam Railway, the River Dee and hills beyond. There is also a Balcony that is accessed from both the Living Room and Dining Room, which enjoys the same views as the Patio.

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 Garage.









Directions: From the Agents Llangollen Offices proceed down Castle Street and through the town centre over the Dee Bridge. At the junction turn left and pass the Station bearing left again onto Green Lane. The driveway to the property, identified by the "Dee Bank Cottage" sign, will be observed after a short distance on the left-hand side of the road.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

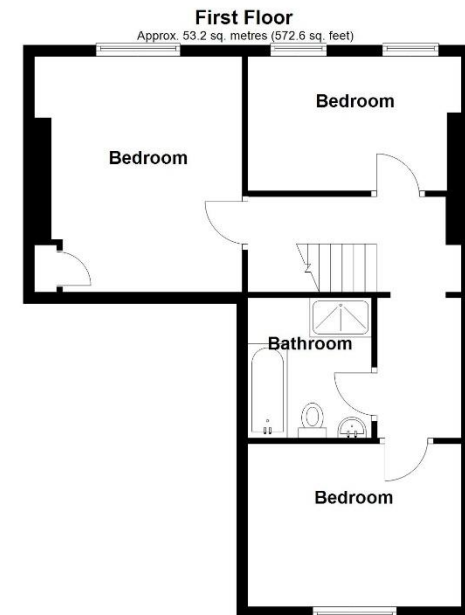
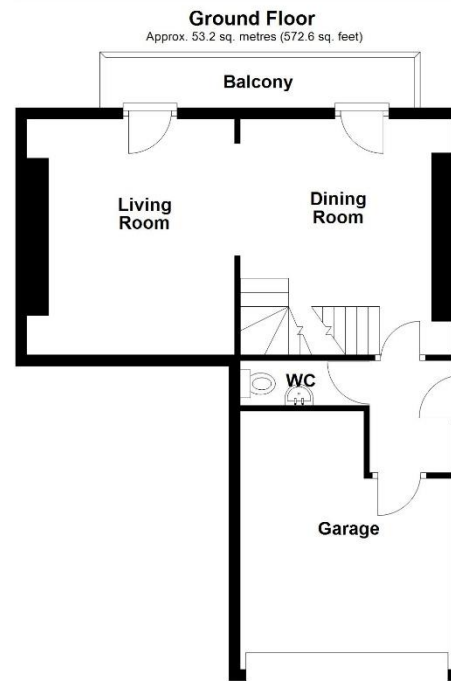
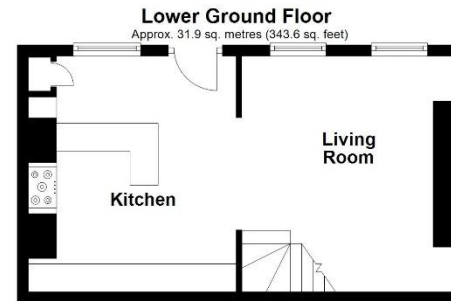
Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 64|D.

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

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com





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