

BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

301 Lower Dee Mill, Mill Street,
Llangollen LL20 8RQ

🏠 2 Bedrooms

🚿 2 Bathrooms

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General Remarks

Offered for sale with NO ONWARD CHAIN, this immaculately presented two double bedroom ground floor apartment is neutrally decorated throughout and benefits from a patio overlooking the river and two allocated parking spaces. Located within the highly sought after Lower Dee Mill development, the apartment is within walking distance of the town centre with its wide range of amenities and eateries. Internally the property briefly comprises an entrance hallway, spacious open plan kitchen/diner/living room, main bedroom with built-in wardrobes and en-suite shower room, further bedroom and a family bathroom. Viewing advised.



Accommodation

Entrance Hallway: Entrance door. Entry telephone system. Radiator. Storage cupboard.

Open Plan Kitchen/Diner/Living Room: 26' 4" x 12' 11" (8.02m x 3.94m) maximum. PVCu double glazed patio door to the rear elevation. Wall and base units with complementary work surfaces. Breakfast bar. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Integral washing machine. Integral slimline dishwasher. Integral microwave. Integral fridge and freezer. Wall tiling. Two radiators.

Bedroom 1: 11' 0" x 9' 0" (3.35m x 2.75m) measured to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

En-Suite Shower Room: 7' 7" x 6' 6" (2.32m x 1.98m) Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Heated towel rail.

Bedroom 2: 11' 6" x 11' 6" (3.51m x 3.51m) measured to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bathroom: 7' 3" x 6' 5" (2.22m x 1.95m) White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin set into cabinet. Wall tiling. Heated towel rail.

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

Outside: Externally the apartment has Two Allocated Parking Spaces, use of the communal Bike Store and a paved Patio accessed from the Living Room with views over the river.

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 a cupboard in the Hallway.

Tenure: Leasehold. 999 year lease from the 27th April 2007. There is an annual Service Charge of

£2,890 which covers car park management, communal lighting, cleaning and gardening, buildings insurance, building maintenance and a contribution towards a "sinking fund" for covering any major works required in the future. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 82|B.

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



Directions: From the Agents Llangollen Office proceed up Castle Street and at the T junction turn right and then take a right-hand turning immediately after The Ponsonby Arms and Lower Dee Mill will be observed on the left.



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.