Wingetts

More than just estate agents

305 Lower Dee Mill, Llangollen, LL20 8RQ

Price £249,950

A beautifully presented first-floor apartment offering two generous double bedrooms and a private balcony with views over the River Dee. The accommodation comprises a welcoming central entrance hall, a modern fitted kitchen with integrated appliances, and a spacious lounge with direct access to the balcony—perfect for relaxing or entertaining. There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a separate family bathroom. Additional benefits include full gas central heating, double glazing throughout, an audio door entry system with remote access, an allocated parking space, and secure bike storage. Offered to the market with no onward chain.

Location
Lower Dee Mill is now firmly established as one of town's most sought after and convenient residential developments. Providing modern and well appointed apartments in this delightful riverside location set within private car parks and maintained gardens. The development lies just a few minutes walk along the riverside into the town centre where there is an excellent range of local shops, schooling and social amenities.

Entrance
A welcoming dual-aspect entrance hall featuring internal glazed panels opening into the lounge, creating a light and airy feel. Includes a built-in desk/study area, radiator, smoke detector, and a useful storage cupboard. Entry phone system.

Lounge 22'5" x 11'8" (6.84 x 3.58)
A bright and airy living space featuring sliding patio doors opening onto a private balcony, providing a delightful seating area with views over the River Dee, radiator.

Kitchen 9'6" x 9'7" (2.91 x 2.93)
Fitted with a range of base and wall cupboards complimented by work surface areas incorporating sink unit and mixer tap. AEG electric hob, oven and grill with stainless steel extractor above, integrated AEG microwave, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, under unit lighting, part tiled walls.

Master Bedroom 16'4" x 8'10" (4.98 x 2.71)
A well-proportioned double bedroom featuring a double-glazed door opening to a Juliet balcony with views over the River Dee. Fitted with built-in wardrobes incorporating overbed storage and matching bedside units, and a radiator. Door leading to:

En-Suite
Appointed with shower enclosure having mains shower, low level w.c and wash hand basin set within vanity unit with mirror and spotlights above, chrome heated towel rail, extractor, part tiled walls.

Bedroom Two 12'9" x 8'8" (3.91 x 2.66)
A double bedroom with built in storage and overbed units, double glazed door to Juliet Balcony with views over the River Dee, radiator.

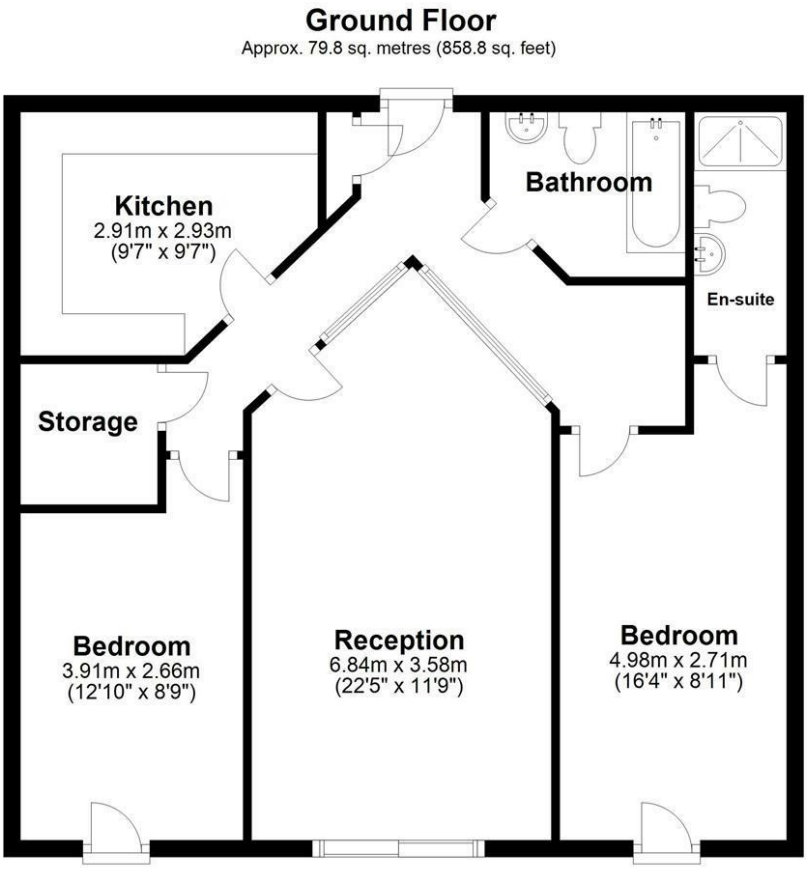
Bathroom
A three piece suite of bath with mixer tap, low flush w.c and wash hand basin set within vanity unit with mirror and spotlights above, part tiled walls, chrome heated towel rail.

Outside
The apartment benefits from a private balcony, ideal for enjoying far-reaching views over the River Dee. The property is set within well-maintained communal gardens, cared for by the management company, and includes an allocated parking space. The grounds also feature a delightful riverside garden overlooking the River Dee, providing a peaceful setting for residents to enjoy.
There is an option to acquire a further parking space by separate negotiation.

Leasehold
The property is Leasehold of 999 years commencing on 17th March 2006

Service Charge
There is a Annual service charge made for the general maintenance of the common parts, gardens and car parking areas together with buildings insurance etc currently charged at £3,340.39 per year.

Floor Plan

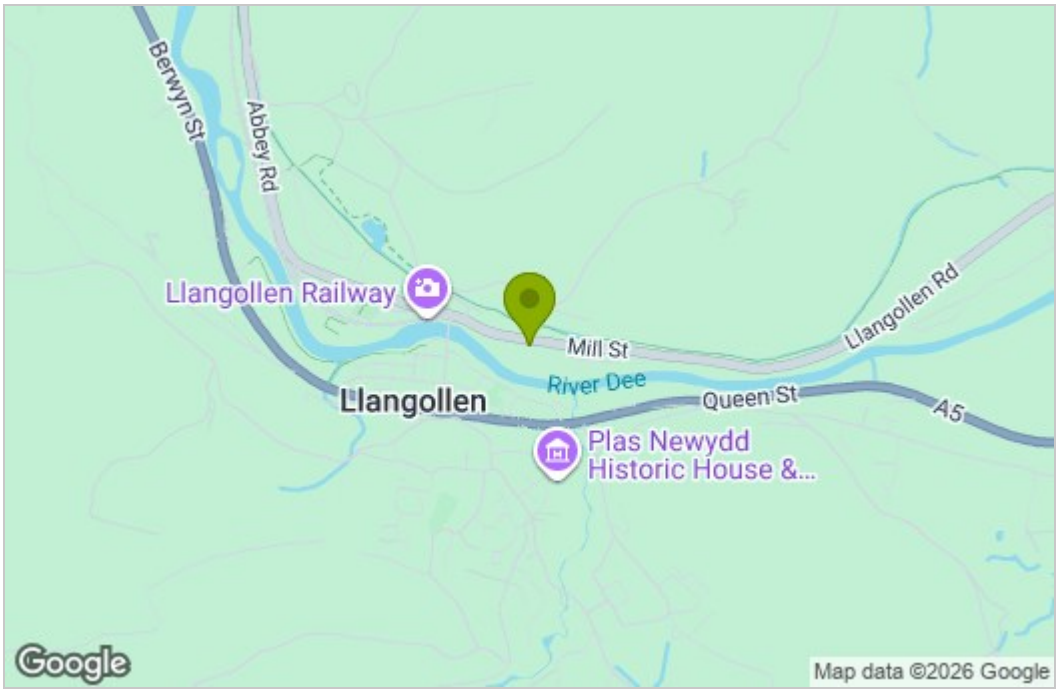


Total area: approx. 79.8 sq. metres (858.8 sq. feet)

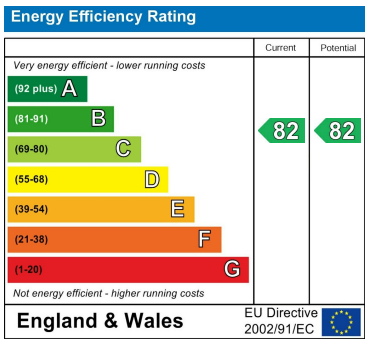
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

305 Lower Dee Mill, *

Area Map



Energy Efficiency Graph



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