



7 Cwrt Glan Y Gamlas, Abbey Road, Llangollen, LL20 8TJ

Price £249,950

A rare opportunity to purchase a two bedroom ground floor apartment with a private, south facing patio leading to a pretty garden at Cwrt Glan Y Gamlas. The retirement apartment sits within this prestigious town centre development that enjoys direct views over the Heritage Steam Railway and the River Dee. The accommodation briefly comprises a private entrance hall with useful store room and airing cupboard off, lounge with door to garden and patio, fitted kitchen with integrated appliances, two double bedrooms and shower room. Residents have the benefit of a communal lounge for socialising, a communal garden at the rear of the property, a laundry room with washers and dryers and parking. NO CHAIN

Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities, independent shops, cafes and restaurants and beautiful walks, with good road links to cities and beauty spots.

Accommodation

Secure access is provided into the development from both the ground floor where a lift gives access to the upper floors, or there is a level access through secure doors from the car park at the rear.

The apartment is located to the front of the development and enjoys the views over the town.

Secure door with spylight to:-

Entrance Hall

Coved ceiling, smoke detector, intercom. Walk in storage cupboard with electric hot water system, shelving, electric consumer unit. Second store cupboard with shelving and hanging rail.

Lounge

Light and airy lounge with large floor to ceiling window to front and door out to the private patio and garden, coved ceiling, electric heater, telephone point, tv aerial point, door to:-

Kitchen

Fitted with a range of base and wall cabinets including a stainless steel single drainer sink unit having mixer taps and double glazed window above, integrated refrigerator and freezer, built-in oven and grill, with cupboards above and below. Electric hob and extractor hood and an integrated dishwasher.

Bedroom One

Large double or twin room. Window to front, electric heater, fitted wardrobe with mirror doors, telephone point.

Bedroom Two

Large double room. Windows to front and side, electric heater, telephone point.

Shower Room

Appointed with a low flush w.c, bidet, wash hand basin with vanity cupboard below, shower enclosure, extractor fan, fully tiled walls and heated towel rail.

Outside

Private patio, with small lawn area and well stocked borders from which to enjoy the views over the town. The gardens and ground surrounding the development are maintained under the service agreement and there are car parking spaces for the residents.

Lease

Balance of 125 years from 2007.

Notes

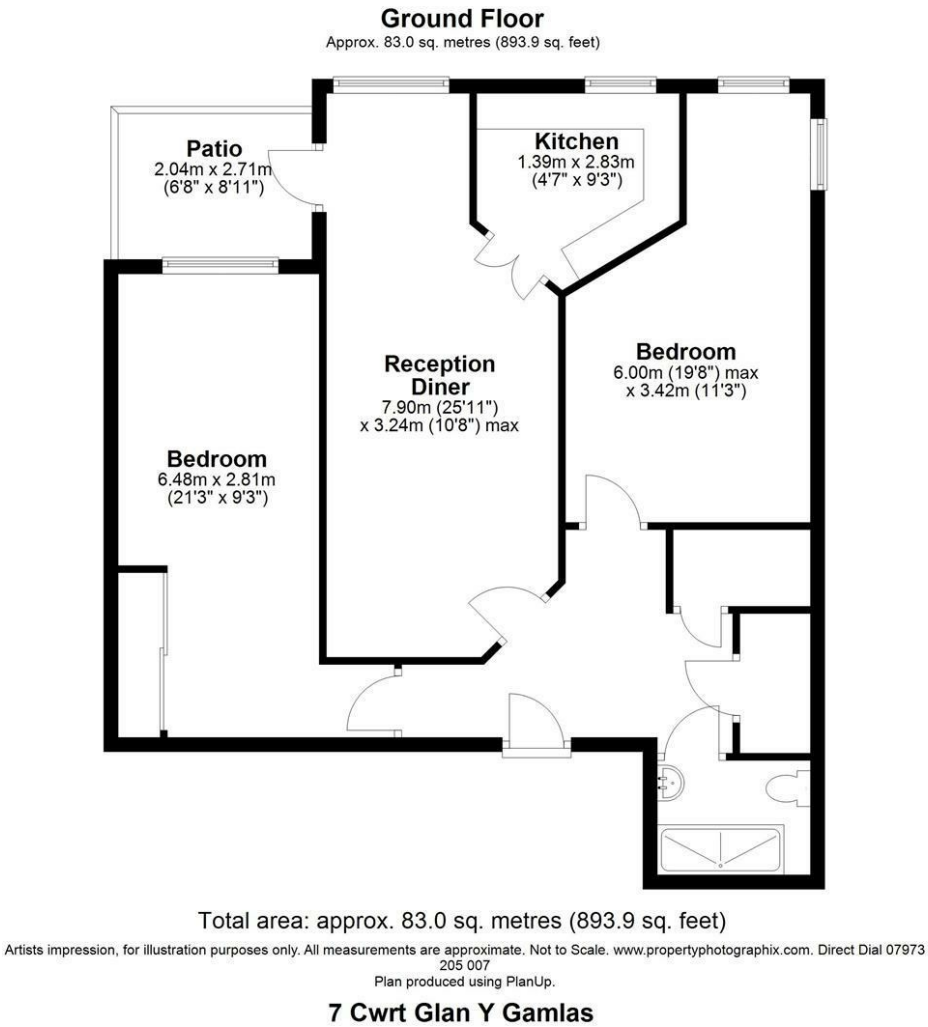
Age restriction to 55+
Monitoring services with assistance alarm
House Manager on site
Guest Bedroom available

Service Charge

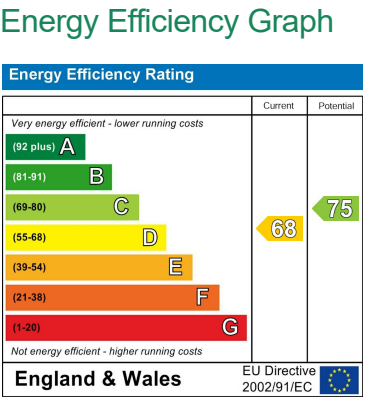
Annual charge payable every 6 months Includes buildings insurance, water, contingency fund, communal up keep and communal painting - annual fee is £5200.00



Floor Plan



Area Map



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