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20 Plas Derwen, Llangollen, LL20 8EF

Price £299,950

A beautifully presented and spacious three-bedroom penthouse, ideally situated on Abbey Road within easy level walking distance of the town's many amenities. This impressive property benefits from a balcony to the front and a substantial private terrace to the rear, providing excellent outdoor space for relaxation and entertaining. The accommodation briefly comprises a stylish open-plan kitchen with integrated appliances, seamlessly flowing into the lounge and dining area. The front-facing balcony enjoys stunning views across the valley and the River Dee. The generous principal bedroom features an en-suite shower room, while a spacious second double bedroom, a third bedroom overlooking the rear terrace, and a contemporary family bathroom complete the accommodation. Further benefits include a secure entry system, undercroft parking with two allocated spaces, and the option to purchase the property fully furnished by separate negotiation. Fully rental compliant and offered to the market with no onward chain, this penthouse represents an excellent investment opportunity as well as a superb permanent residence.

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 together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation
Ground floor secure entry system via undercroft car parking and main entrance door with intercom system. Steps/lift to Third floor.

Entrance Hall
Intercom system for entrance into development, useful large walk in cupboard housing gas fired boiler supplying the under floor heating throughout and integrated vacuum system. Door to rear terrace and doors off to all rooms.

Bedroom Three
Window to rear overlooking the rear terrace, spotlights to ceiling.

Family Bathroom
Bath with mains shower over and side screen, w.c, wash hand basin with unit below, wall mounted mirrored unit, shaver point, tiled floor, part tiled walls, heated towel rail.

Open Plan Living Area

Lounge & Dining Area
Flooded with natural light from a front-facing window and patio doors opening onto the balcony, the lounge/dining area enjoys spectacular far-reaching views over the River Dee and the surrounding valley. Ceiling spotlights and an open-plan layout create a bright and inviting living space, flowing seamlessly into the kitchen area.

Kitchen
Fitted range of base and wall units complimented by work surface areas with sink unit having mixer tap over. Breakfast bar, Gas hob with stainless steel extractor over and splashback. Integrated appliances include fridge/freezer, washing machine, dishwasher, oven, grill and microwave, under unit lighting and plinth lighting spotlights to ceiling.

Master Bedroom
Spacious and bright principal bedroom with a front-facing window enjoying delightful views, ceiling spotlights and access to the en-suite shower room.

En-Suite
Shower enclosure with mains shower, w.c, wash hand basin, wall mounted mirrored unit, shaver point, part tiled walls, spotlights to ceiling.

Bedroom Two
Generous double bedroom with window to rear.

Outside
The property benefits from two allocated parking spaces within a secure undercroft parking area. To the front, a private balcony enjoys delightful views across the surrounding landscape, while the generous rear terrace provides a secluded and private setting, ideal for outdoor dining, entertaining, and relaxation.

Leasehold
250 year lease from 1st January 2008
Service Charge £3,600 PA - paid quarterly
Ground Rent £330.00 PA















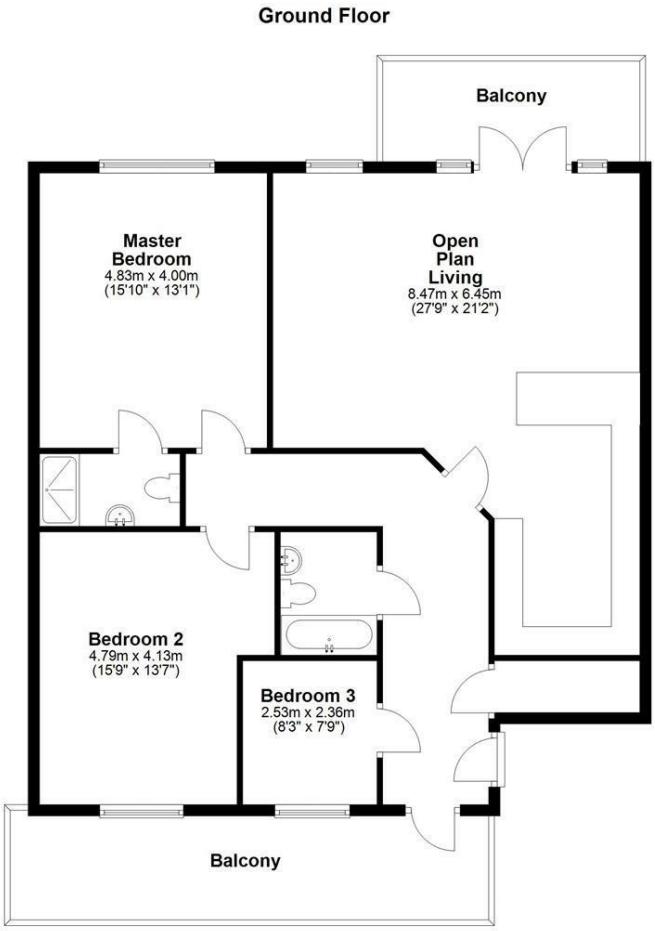








Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate.
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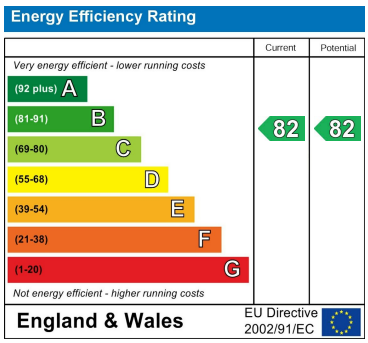
Area Map



Energy Efficiency Graph



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