

williamslettings



Y Stabal, Llandegla, Wrexham, LL11 3AT

£1,250 Per Month

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EPC - C73 Council Tax Band - D Deposit - £1,250 Per Month

, Wrexham

3 Bedrooms - Character Property

A beautifully presented 3 bedroom property, with character and charm, the property comprises of lounge with log burning stove, large kitchen, dining and 3 bedrooms one of which benefits from en suite bathroom. The property is tastefully decorated throughout,. There is an enclosed garden and ample room for parking also additional storage can be negotiated if required. To be considered for this property you will need an annual income of above £37,500

Accommodation

Enter through a wooden front door giving access into the hallway;

Hallway

Comprising of tiled flooring, lights, sockets and wooden doors leading to rooms. Turn stairs to large gallery landing, lights, carpet, built in storage cupboard, radiator and lights. Leading into;

Bedroom one

10'9" x 9'1"

Double glazed windows, lights, radiators, sockets. Leading into;

En suite bathroom

5'5" x 6'6"

Comprising of wash basin, WC, enclosed shower, lights, chrome heated towel rail and tiled flooring.

Bedroom two

11'4" x 14'1"

Comprising of double glazed window, carpets, lights, sockets and radiator.

Bathroom

7'6" x 5'10"

Comprising of bath, wash basin, WC, lights, velux window and tiled flooring.

Bedroom three

12'0" x 13'1"

Comprising of double glazed window, lights, sockets, carpet and radiator.

Kitchen

11'11" x 10'6"

Fitted with a range of wooden base, wall and drawer units, worktop surfaces, built in oven and electric hob with extractor fan over, bowl and a half single drainer sink with mixer tap, tiled splashbacks, lights, sockets, tiled floor and double glazed window. Door leading to;

Utility

7'0" x 7'7"

Space for free standing fridge/freezer, plumbing for washing machine, Worcester boiler, lights, sockets.

Lounge

17'6" x 14'11"

Glazed door leading into living room with a wood fired stove, double glazed windows to front and rear elevation, carpet, lights, sockets and radiator.

Dining room

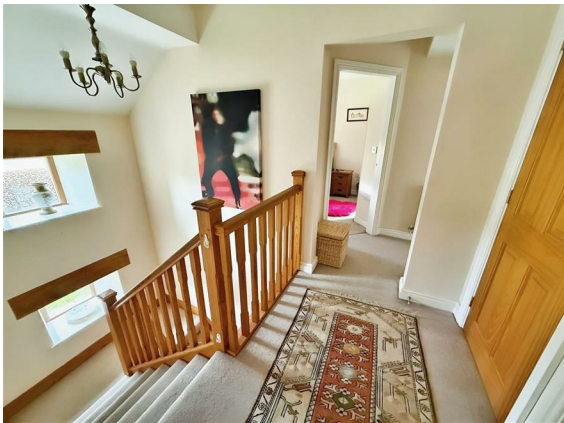
10'9" x 14'11"

Door leading into living room with a wood fired stove, double glazed windows to front and rear elevation, carpet, lights, sockets and radiator.

WC

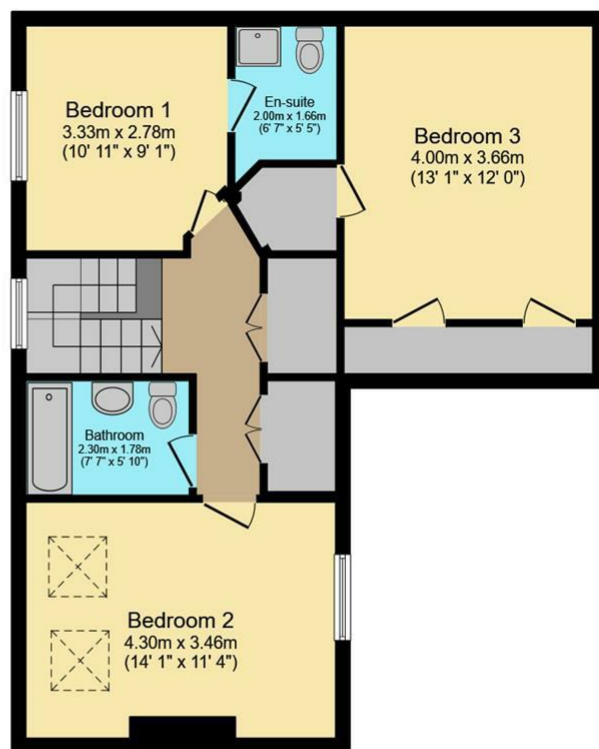
6'10" x 4'4"

With WC, wash basin, lighting.





Ground Floor
Floor area 72.2 sq.m. (777 sq.ft.)



First Floor
Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 138.8 sq.m. (1,494 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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