



ROBBIE HOWARTH
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

To Let



20 Plas Hesketh, Abergele. LL22 8FL

- Recently Built 2 Bedroomed Townhouse
 - Allocated parking space
- Rear garden with paved patio and lawn
 - Easy access to A55 Expressway

£750.00

per calendar month



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Rent excludes water, council tax, electricity and gas charges
Ref: 20PLASHESKETH – Available Date: 8th February 2021
Council Tax Band: C – (Checked 15/12/2020) – www.voa.gov.uk
Deposit: £860.00

Beds – 2
Reception – 1
Gas Central Heating
Bathroom – 1 plus ensuite
Allocated parking space
Garden – Yes

The Property: A recently built Two bedroomed Townhouse offering spacious, well presented living accommodation. With contemporary kitchen and bathroom and ensuite fitted with contemporary tiling in neutral shades. Internal viewing recommended to appreciate all it has to offer.

Location: Situated on the edge of the bustling market town of Abergele on the Llanddulas Road, close to Abergele Golf Course and within easy access, approximately one mile, of the A55 Expressway. Ideally placed for commuting to Glan Clwyd Hospital, St Asaph Business Park and the Police Headquarters.

ACCOMMODATION COMPRISES:

Entrance door at front leads into Entrance Hall. Door to understairs storage cupboard.

Cloakroom: Two-piece white suite – wash hand basin and WC. uPVC double glazed window to rear. Radiator.

Door into...

Lounge: (Open Plan) uPVC double glazed French doors to rear. Central heating radiator. Ceiling light point and fitting.

Kitchen/ Diner: Comprehensive range of contemporary fitted units – wall, base and drawer with complementary worktops. Built under electric oven and hob and extractor hood. Attractive tiling in neutral shades and porcelain floor tiling in a pale beige colour. Inset sink unit.

Stairs rise from Entrance Hall to First Floor Landing. Ceiling light point. Loft access. uPVC window to side.

Master Bedroom/ Bedroom 1: Two uPVC double glazed windows to side over garden with distant views to the woodlands beyond. Ceiling light point. Central heating radiator.

Ensuite Shower Room: Contemporary white suite. Deep shower cubicle, wash hand basin and WC. Radiator. Contemporary tiling.

Bedroom 2: (Above Croft) uPVC double glazed window to front. Central heating radiator. Ceiling light point.

Bathroom: Three-piece white contemporary suite comprising panelled bath, pedestal wash hand basin and WC. Complementary neutral coloured tiling to walls and floor.



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General Description: Rear garden with paved patio and lawn. Allocated parking space at rear and outside cold-water tap.

Directions: From office follow Conwy Road to roundabout and take 2nd exit onto the A55 Expressway and then take the 5th exit for Abergele. Travel through the traffic lights, bear right through the town and past the police station until you reach a roundabout. You will see McBride Homes on the right. Take exit onto the estate. Plas Hesketh will be seen on the left.

Services: Water, electricity and gas.

Restrictions: The property is available to let on an Assured Shorthold Tenancy agreement subject to satisfactory financial, credit check and employment references. Sorry: No Children No Pets No Smokers & No Students. Tenancy admin fees apply when renting a property.

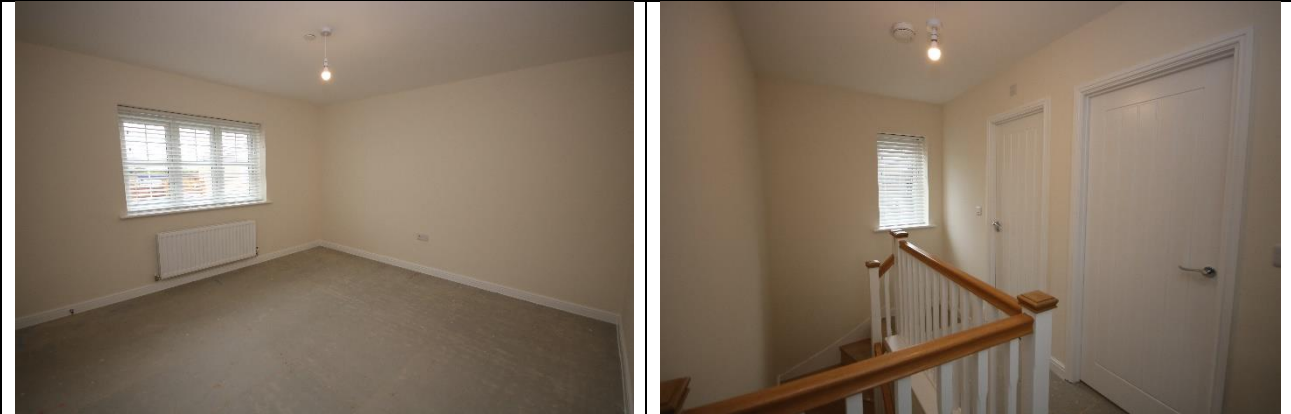
To view this property, please contact our office immediately (01492 572213). Similar well-maintained properties always required to meet the current demand.





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Please Note

Wherever possible, we kindly request that you view the chosen property externally, thereby eliminating the unsuitable ones. Accompanied viewings may then be arranged through this agency. **An application form is required for each Person over 18 years who will be living at the property.**

References

You will be required to complete an application form requesting employment details, financial & credit details and character referencing etc., this form is forwarded to a reference checking agency for confirmation of the details supplied. Each application form must be accompanied by individual **photographic proof of identity** i.e. Driving Licence, Passport and **proof of current address** i.e. Utility Bill or Bank Statement, Building Society passbook, Council Tax Account. Once the Landlords consent has been obtained, a **Holding Deposit** equal to one week's rent will be required which could be retained if an applicant provides false or misleading information. We have a Secure Client Account for deposits held by us as stakeholders and are members of the Tenancy Deposit Dispute Service Scheme.

Tenancy Term

All properties are available for a minimum term of 6 months on an Assured Shorthold Tenancy and a minimum-Security **Deposit** equal to **five weeks rent. Future Rents must be paid by Bank Standing Order.**

The Tenant to agree that the Landlord's agent may pass any personal information required (full name(s) birth date(s) & previous/post tenancy address history) to the LANDLORDTAP and Utility Companies websites at the start and end of tenancy.

Rent

Payable per calendar month in advance usually being exclusive of all domestic charges i.e. Council tax, water rates, gas and electricity.



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GROUND FLOOR



FIRST FLOOR



Ground Floor

Kitchen/Dining/Lounge	5.74m x 3.79m	18'8" x 12'4"
W.C.	1.91m x 0.90m	6'3" x 2'9"

First Floor

Master Bedroom	3.79m x 3.77m	12'4" x 12'4"
En Suite	1.88m x 1.20m	6'2" x 3'9"
Bedroom 2	3.97m x 3.90m	13'0" x 12'8"
Bathroom	2.50m x 1.88m	8'2" x 6'2"

Please note the images shown are for illustrative purposes only, and no information contained within this document will form any part of a contract. All measurements given are approximate, and the building materials (brickwork, render and roof tiles) used for each individual plot may differ in colour and arrangement from these images. Homes may be 'handed' (mirror image) versions of those shown, and properties may be constructed as detached, semi-detached or terraced properties. The detailed plans and specification of each property are available at our Sales Office during opening hours, and prospective purchasers must check the details of their particular plot prior to making a reservation.





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Energy Performance Graph (EPC)

20, Plas Hesketh
ABERGELE
LL22 8FL

Energy rating

B

Valid until 22 August 2029

Certificate number
0660-3867-7889-9221-6785

Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give notice that- these particulars including measurements are intended as a general guide and do not constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.