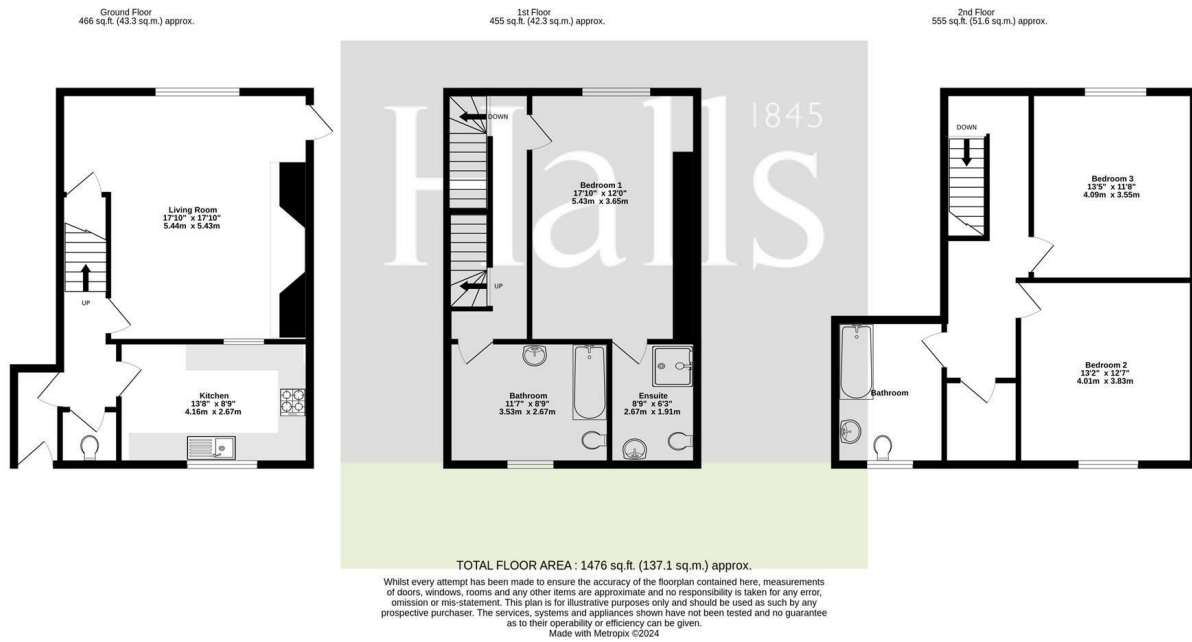


TO LET

Cloy Farmhouse Cloy, Bangor-On-Dee, Wrexham, LL13 0DJ



TO LET

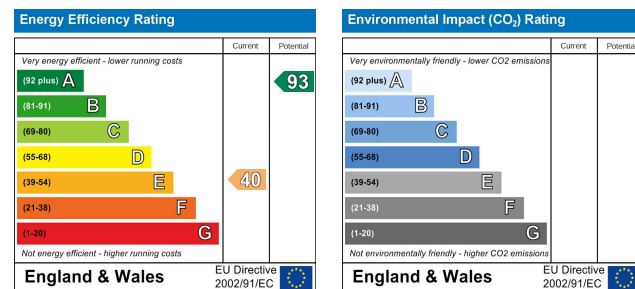
£1,200 Per Calendar Month

Cloy Farmhouse Cloy, Bangor-On-Dee, Wrexham, LL13 0DJ

A substantial and well presented three-bedroom semi-detached property situated within a converted former farmhouse and boasting generously proportioned living accommodation, garage, and excellent countryside views, peacefully located within a quiet hamlet close to the popular village of Overton-On-Dee.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622 602

Ellesmere Lettings  
Ellesmere, Shropshire, SY12 0AW  
E: ellesmerelettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622 602

- Substantial Property
- Three Bedroom/Three Bathroom
- Living Room with Open Fire
- Garage of Off-Street Parking
- Lovely Countryside Views
- Rural yet Convenient Location

**DESCRIPTION**

Cloy Farm House lies within the peaceful, rural hamlet of Cloy which enjoys a convenient location approximately equidistant between the villages of Overton and Bangor-On-Dee, both of which offer an array of amenities to include Schools, Public Houses, Churches, Doctors Surgery, and Village Shop. The property is also well situated for access to the wider area and, in particular, the city of Wrexham, which can be reached, by car, in circa 15 minutes.

Internally, the property benefits from recent redecoration and offers generously proportioned living accommodation situated over three spacious floors, these at present comprising, on the ground floor, an Entrance Hall, Cloakroom, Kitchen, and Living room (with excellent feature open fireplace), together with, to the upper floors, three Bedrooms (Bedroom One boasting an En-Suite), and two family Bathrooms, along with a substantial storage cupboard which may offer potential for use as a compact Study.

Externally, the property is complimented by a garage, ample off-street parking, and a gravelled area situated directly to the rear, all of which is surrounded by wonderful views across the local landscape.

**THE PROEPRTY COMPRISES**

Ground Floor:

Entrance Hall -

Kitchen - 3.85m x 2.67m

Living Room - 5.43m x 5.43m

Cloakroom -

First Floor:

Bedroom One - 3.57m x 5.39m

En-Suite -

Bathroom

Second Floor:

Bedroom Two - 3.57m x 4.28m

Bedroom Three - 3.83m x 4.01m

Bathroom -

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be due upon application.

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**TERMS**

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

**LOCAL AUTHORITY**

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

**COUNCIL TAX**

The property is shown as being within council tax band F on the local authority register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

