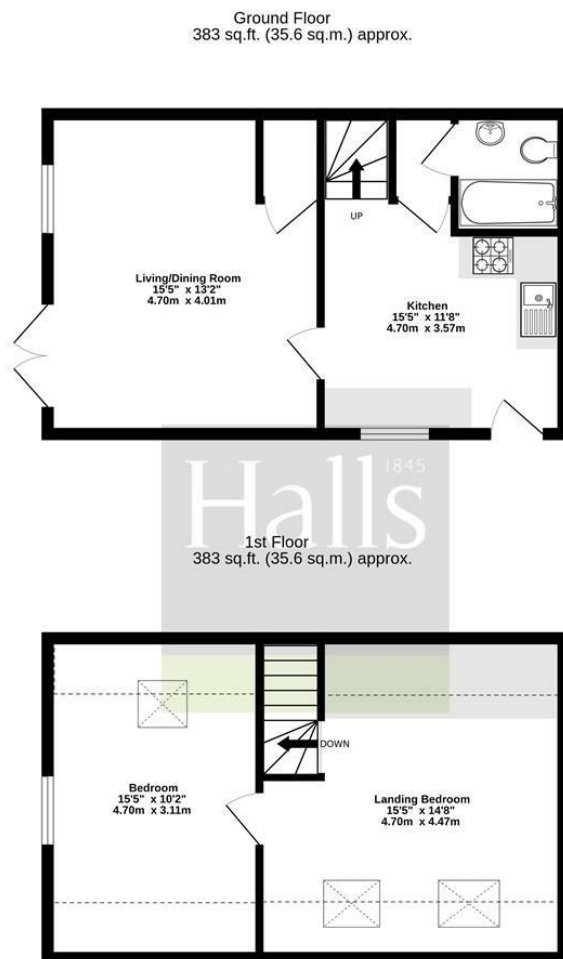


TO LET

3 The Stableyard, Penyllan Street, Overton-On-Dee, Wrexham, LL13 0EE



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO LET

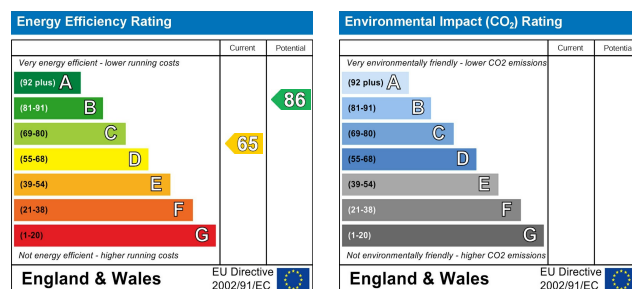
£650 Per Calendar Month

3 The Stableyard, Penyllan Street, Overton-On-Dee, Wrexham, LL13 0EE

A deceptively spacious and well presented 1/2 bedroom property benefitting from off-street parking, rear courtyard garden, and characterful living accommodation, conveniently situated within the heart of the sought after 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
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01691 622 602

- Characterful Property
- 1/2 Bedroom
- Courtyard Garden
- Off-Street Parking
- Convenient for Wrexham
- Village Centre Location

DESCRIPTION

3 The Stableyard is conveniently situated within the heart of the popular village of Overton-On-Dee, which boasts a range of amenities, including School, Medical Practice, and a number of independent shops, whilst also being well located for access to the wider area, with the lakeland town of Ellesmere lying around 5 miles to the south and providing a more comprehensive range of amenities. The city of Wrexham is reachable by car in around 15 minutes.

The property offers a deceptive amount of internal space, situated over two floors and arranged to provide quirky and characterful living accommodation which currently comprises, on the ground floor: a Kitchen, Living/Dining Room, and Bathroom, together together with a landing Bedroom/Office and Bedroom One

Externally, the property is complemented by a compact rear courtyard which is paved and enclosed within brick walling. The property also benefits from an off-street parking space.

THE ACCOMMODATION COMPRISES

Ground Floor:
 Kitchen: 4.70m x 3.57m
 Living/Dining Room: 4.70m x 4.01m
 Bathroom:

First Floor:
 Bedroom: 4.70m x 3.11m
 Landing Bedroom: 4.70m x 4.47m

W3W

///gearing.dices.storming

LOCAL AUTHORITY

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

COUNCIL TAX

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

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.

VIEWINGS

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

