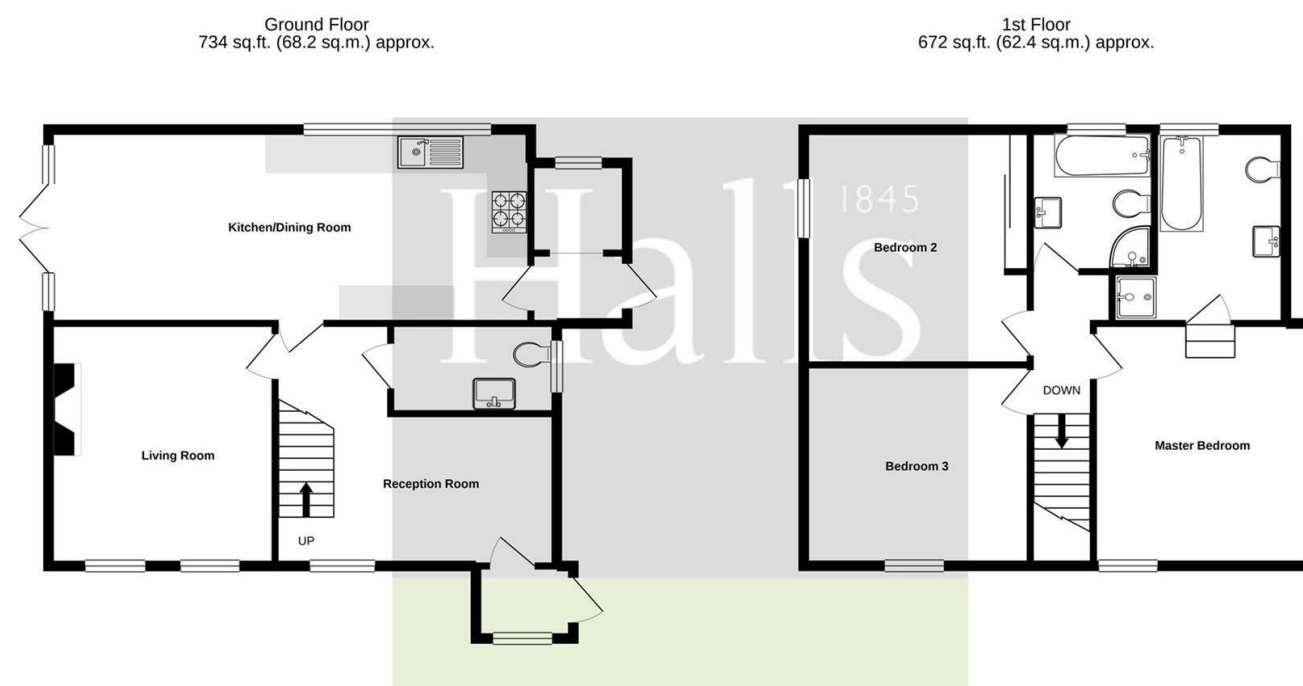


TO LET

Laundry Cottage, Penylan, Ruabon, Wrexham, LL14 6HP



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**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](mailto:ellesmerelettings@hallsgb.com)



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TO LET

£1,800 Per Calendar Month

Laundry Cottage, Penylan, Ruabon, Wrexham, LL14 6HP

An immaculately presented, traditional country cottage located in the sought after, conservation village of Pen-Y-Lan. Situated in over half an acre of grounds and benefitting from outbuildings, double car port, and large driveway.



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01691 622 602



- Freshly Renovated
- Driveway and Carport
- Three Double Bedrooms
- Sought After Location
- Generous Gardens
- Stables

DESCRIPTION

Located in the much sought after, conservation village of Pen-Y-Lan; an unspoilt rural idyll which benefits from sweeping countryside views whilst being well situated for access to a range of amenities in nearby Ruabon (approx 2.5 miles), including train station, supermarket, and a range of independent shops. Pen Y Lan is also conveniently placed for access to the larger centres of Wrexham (approx 7 miles). Chester (approx 19 miles), and Shrewsbury (approx 28 miles).

Internally, the property has been completely renovated to a very high standard and comprises a hand-made kitchen with open plan dining room, living room, a further reception room which offers potential as a fourth bedroom, porch, cloakroom, three double bedrooms, the master enjoying a brand new en-suite with full length bath and walk-in shower, a further brand new family bathroom again boasting full length bath and walk-in shower, and ample storage.

Externally, the property sits within a plot measuring just over half an acre which now encompasses a large gravelled driveway, double carport with power and lighting, three stables, heated greenhouse, large lawned area, established soft fruit trees, and mature flower beds.

KITCHEN/DINING ROOM

26'10" x 10'10" [8.19 x 3.29]

LIVING ROOM

12'8" x 13'6" [3.85 x 4.11]

RECEPTION ROOM

15'8" x 14'4" (max) [4.78 x 4.38 (max)]

W.C

9'3" x 5'0" [2.82 x 1.53]

MASTER BEDROOM

11'6" x 14'6" [3.51 x 4.42]

EN-SUITE

8'10" x 11'0" (max) [2.68 x 3.35 (max)]

BEDROOM TWO

10'5" x 14'8" [3.17 x 4.46]

BEDROOM THREE

13'0" x 10'11" [3.96 x 3.33]

FAMILY BATHROOM

6'11" x 7'10" [2.11 x 2.40]

STABLES

24'0" x 11'7" [7.32 x 3.52]

Divided into three individual stables with power to each.

To be used for storage/workshop, not for equestrian purposes.

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.

COUNCIL TAX

The property is listed as a band F on the local authority register.

LOCAL AUTHORITY

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

TERMS

The property will be offered on an initial twelve month Assured Shorthold Tenancy.

VIEWINGS

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

