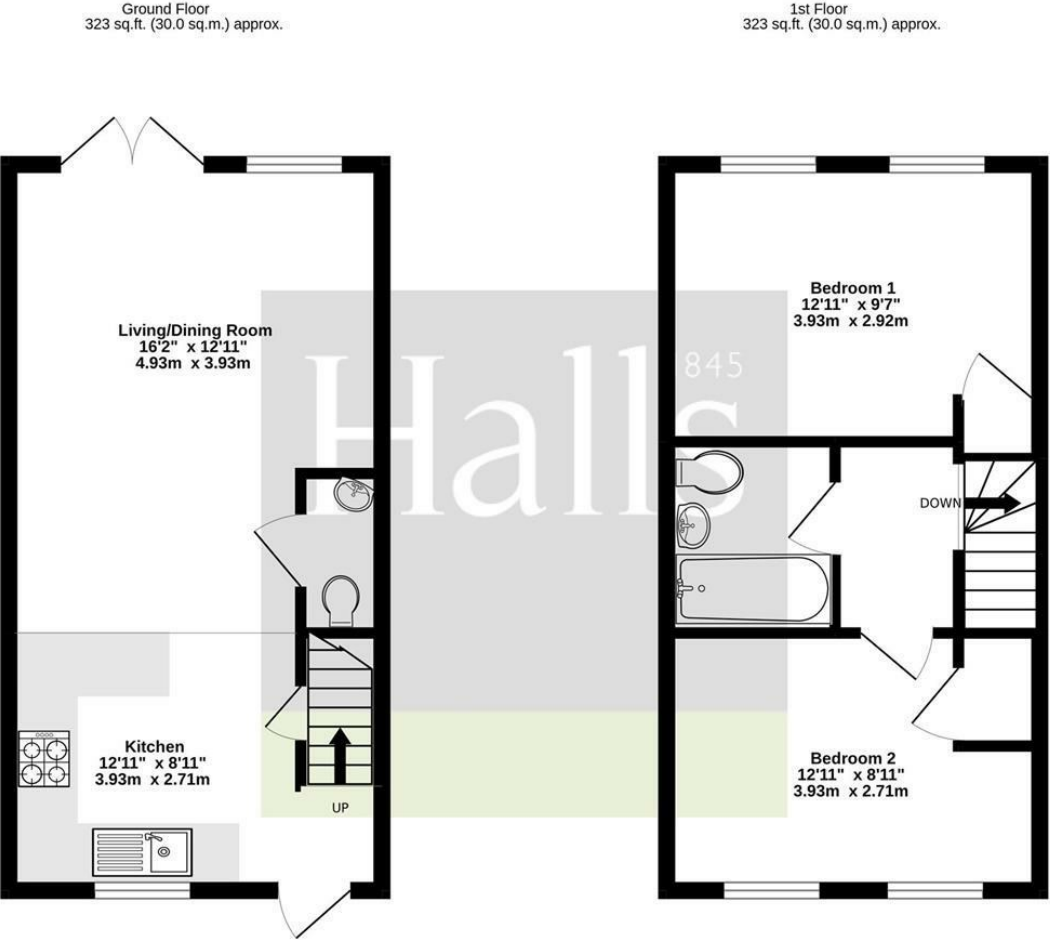


TO LET

21 Brookfield Close, Penley, Wrexham, LL13 0SJ



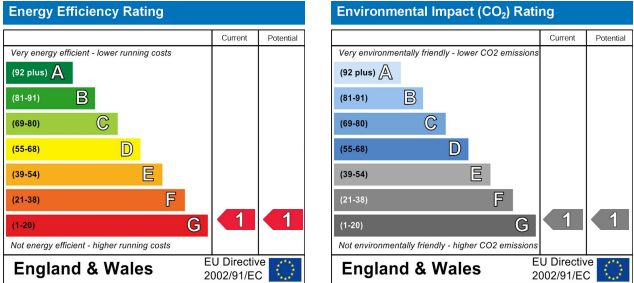
TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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 is given 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



onTheMarket.com



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- Beautifully Presented
- Modern Development
- Parking
- Private Rear Garden
- Open-plan Ground Floor
- Available Early July 2025

DESCRIPTION

Situated in the sought after village of Penley, located on the Welsh/English border and benefitting from a number of local amenities, including a shop, village hall, and the Maelor School.

The property comprises a versatile open-plan ground floor incorporating kitchen, dining, and living area, ground floor cloakroom, with, to the first floor, two double bedrooms and a family bathroom. The property also benefits from a number of useful storage cupboards.

Externally, the property is complimented by rear gardens, which are predominately laid to lawn but with the addition of a patio area ideal for outdoor entertaining, with, to the front, a gravelled parking area.

KITCHEN AREA

12'11" x 8'11" (3.93 x 2.71)

LIVING/DINING ROOM

12'11" x 16'2" (3.93 x 4.93)

CLOAKROOM

2'11" x 5'4" (0.89 x 1.63)

BEDROOM ONE

12'11" x 9'7" (3.93 x 2.91)

FAMILY BATHROOM

5'8" x 6'8" (1.73 x 2.04)

BEDROOM TWO

12'11" x 8'0" (3.93 x 2.43)

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.

LOCAL AUTHORITY

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

COUNCIL TAX

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

TERMS

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

Pets to be declared prior to viewing.

VIEWINGS

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

N.B

Viewers are advised that the marketing photos were taken in 2023.

