

# TO LET 3 Winston Way, Penley, Wrexham, LL13 0JT









- 4 bedroom detached unfurnished house situated on a new housing estate in the centre of the desirable village of Penley
- Single garage with parking for 2 cars at the front of the property
- Available immediately
- Council Tax Band F
- EPC Rating 75 C

RENT: £1,250 PER CALENDAR MONTH DEPOSIT: £1,500

## 01691 610317

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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#### **DESCRIPTION**

A four-bedroom detached house situated a new housing Estate in the centre of the desirable village of Penley.

The property has good-sized family rooms with a large kitchen/dining room and sitting room plus a downstairs WC on the ground floor. The master bedroom with ensuite together with three bedrooms and family bathroom are all on the first floor.

There is a single garage with parking for two cars in the front of the property. A reasonable sized garden with patio and shed can be found at the rear. The property has gas central heating. Carpets and double glazing throughout the house except where stated.

#### **ACCOMMODATION**

Entrance Hall with downstairs and cloakroom

**Living Room** (16`6 x 14`9) and having French style doors to the rear garden. TV point, wood burning stove with slate hearth.

**Kitchen / Dining Room** (28`7 x 9`) with base units, work surfaces, sink and drainer with mixer tap and having a built-in dishwasher together with wall units above. There is space for a freestanding oven and hob, washing machine, and fridge/freezer. Additional spotlights provide ample light. Tiled floor and having French style doors to rear garden.

**Master Bedroom** (12`10 x 11`0) and having built in wardrobes and TV point.

**Ensuite** being fully tiled with shower cubicle, wash hand basin, WC and tiled floor.

**Bedroom No 2** (12`8 x 8`10) with built in wardrobe.

**Bedroom No 3** (9`8 x 8`9)

Bedroom No 4 (8`10 x 8`8) with built in wardrobe.

**Family Bathroom** being fully tiled and incorporating bath, overhead shower, WC, wash hand basin, and towel radiator.

**Airing Cupboard** and having hot water cylinder and shelf above.

#### **Outside**

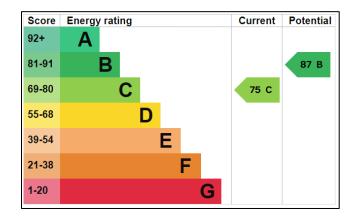
The south facing rear garden includes an Indian stone paved patio, garden shed and lawned area. Parking for two cars at the front. Single garage with electric door.

### **SERVICES**

We understand mains water, electricity, gas and drainage are connected to the property.

#### **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Rating C.



### **COUNCIL TAX**

According to Shropshire Council website, the property is in Band F for Council Tax purposes.

### **TENURE**

The property is available to let for a minimum term of 12 months, or longer, and which can be discussed with the Landlord.

No smokers. No pets.

#### **VIEWINGS**

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on <a href="mailto:admin@forgeproperty.co.uk">admin@forgeproperty.co.uk</a>



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