

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

www.forgeproperty.co.uk • admin@forgeproperty.co.uk

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 admin@forgeproperty.co.uk



Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property
Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."