

TO LET
Bryn-y-Pys Lodge, Wrexham Road, Overton-on-Dee,
Wrexham, LL13 0DY



- 1 bedroom sandstone unfurnished lodge property overlooking the Bryn-y-Pys Estate in the parish of Overton, Nr Wrexham
- Small lawned garden and courtyard with off road parking
- Available immediately
- Council Tax Band C
- EPC Rating 58D

RENT: £895 PER CALENDAR MONTH
DEPOSIT: £1,000

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DESCRIPTION

A one-bedroom sandstone lodge property overlooking the Bryn-y-pys Estate avenue in the parish of Overton, Nr. Wrexham. The property has a small lawned garden and courtyard enclosed by sandstone walls and having off road parking. The property underwent a major renovation in 2021 and has the benefit of a gas boiler and secondary glazing. There are carpets in the principal rooms and hardwood flooring elsewhere.

The garden comprises of a lawned area and mature shrubs and is unique in being located in the centre of the village whilst also being adjacent to a parkland avenue lined with trees.

ACCOMMODATION

Hall (9`9 x 9`5) - large double storage cupboard and wooden flooring.

Kitchen (12`10 x 8`3) - comprises base units and wall units with space for electric oven, fridge and washing machine and dishwasher. Door leading to under stairs pantry. Wooden floor.

Sitting Room (15`1 x 9`7) - stove fire with wooden mantle surround. Carpeted.

Study (7`2 x 4`8) – carpeted.

Master Bedroom (15`1 x 13`3) - built in wardrobe. Carpeted.

Bathroom – (9`6 x 7`0) - shower, bath, WC and two hand basins with cupboards below. Carpeted

Outside

The sandstone courtyard provides a sheltered area for entertaining and contains an outbuilding suitable for storage of gardening equipment. There is also a log store situated in the reveal of the house.

A small lawned garden surrounded by mature shrub borders are contained within the sandstone walls of the property at the front of the house. Access to the avenue is possible via a garden gate

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating 58D.

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

According to Wrexham Council website, the property is in Band C 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.

Pets welcome.

VIEWINGS

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on admin@forgeproperty.co.uk

Agents Note: Photos and accommodation information supplied by Client.



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