

TO LET

2 Bryn Hovah Cottage, Overton Road, Bangor-on-Dee, Wrexham, LL13 0DA



- 3-bedroom semi-detached cottage situated between Overton and Bangor-on-Dee
- Recently fully renovated
- Car parking area recently renewed
- Large garden to side and rear
- Available immediately
- Council Tax Band D
- EPC Rating 69C

RENT: £950 PER CALENDAR MONTH
DEPOSIT: £1,050

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

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DESCRIPTION

A three-bedroom semi-detached cottage situated in the rural countryside between Overton and Bangor-on-Dee village. The property has recently been fully renovated with new bathroom, kitchen, flooring, electrical wiring and internal painting.

An important aspect of the renovation was to improve the energy efficiency of the house so internal insulation has been installed together with double glazed windows, high heat retention electric radiators (Economy 7) and a pressurised insulated hot water cylinder.

The property has the benefit of a large garden to the side and rear and the car parking area has recently been renewed. Contained within the garden are a few sheds for storage of gardening tools.

ACCOMMODATION

Hall (6'10 x 3'10) with wooden floor.

Bathroom (6'9 x 5'11 and having a bath, shower, WC, heated towel rail. Tiled floor.

Kitchen (15'2 x 9'9) with wooden floor and having Kitchen base units and wall units, electric cooker extraction fan.

Sitting Room (15'2 x 9'9 and having a fireplace and carpeted floor.

Bedroom No 1 (11'10 x 9'4) with airing cupboard and carpeted floor.

Bedroom No 2 (13'2 x 7'6) with carpeted floor.

Bedroom No 3 (10'1 x 7'5) with carpeted floor.

Outside

The garden to the side and rear has the benefit of mature hedges either side and two garden sheds. There is also an area alongside the drive suitable for growing vegetables.

SERVICES

We understand mains water and electricity connected to the property. Drainage to the property is via a septic tank, which is emptied by the Landlord and the occupier of the property to pay half the cost of the emptying charge.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating 69C.

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

COUNCIL TAX

According to Wrexham Council website, the property is in Band D 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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