

TO LET

Laundry Cottage, Pen Y Lan, Ruabon, Wrexham, LL14 6HP



- Delightful 3 bed country cottage available immediately
- Recently refurbished: large garden, 3 bay storage building/workshop, 2 car, car port, views over fields
- Internally – large kitchen/dining room, utility room, cloakroom, sitting room, reception room. First Floor – 3 double bedrooms (one ensuite), family bathroom
- Council Tax – Band F
- EPC Rating – 52 E

RENT: £1,800 PER CALENDAR MONTH
DEPOSIT: £2,076

01691 610317

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

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

DESCRIPTION

A charming and traditional 3-bedroom detached country cottage, which has been recently renovated to a high standard, with countryside views located in the rural village of Pen Y Lan, near Ruabon.

The property is situated approx. 2.5 miles from Ruabon with local amenities including a train station, and a range of shops including a supermarket.

The property is heated by an oil fired central heating system.

ACCOMMODATION

- Kitchen/Dining Room
- Utility Room
- Living Room
- Cloakroom
- Sitting Room
- Reception Room
- Master Bedroom with Ensuite with full length bath and walk-in shower
- Bedroom 2
- Bedroom 3
- Family Bathroom with full length bath and separate walk-in shower

Outside

- Large driveway and garden
- 3 bay storage building/workshop with power
- Carport for 2 cars with power and lighting

COUNCIL TAX

According to Gov.uk website, the Local Authority is Wrexham County Borough Council and 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, which can be discussed with the Landlord.

SERVICES

We understand mains water, mains electricity, oil and private drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating 52 E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with the Letting Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful applicant will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to let the property. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

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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."