

Town & Country

Estate & Letting Agents



, Llangollen, LL20 7BB

£850 PCM

Town and Country Oswestry are pleased to offer to the rental market this three bedroom cottage in the village of Llwyn Mawr. With charming period features and in a village location, this property would make a lovely home. The landlords are looking for long term tenants, This property is not suitable for pets. All deposits are held within the Deposit Protection Service (Custodial). All rentals require one months rent in advance and one months rent as a deposit.

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left onto the B4500 towards Glyn Ceiriog. Keep on this road for approximately 5 miles passing through the village of Pontfadog and into Dolywern. Turn first left by the Cheshire Homes and then after approximately 500 metres the property will be seen on the right hand side.

Accommodation Comprises

Hallway

Having a door to the rear and doors to the cloakroom, ground floor bedroom and the kitchen. There are fitted storage cupboards.

Ground floor bedroom

Having a window to the rear, new carpets and a radiator.

Cloakroom

Fitted with a low level w.c., and a window to the rear.

Kitchen/Dining room

The good-sized kitchen/ dining room has a window to the rear and side, new flooring and a range of base and wall units. Oil fired boiler.

Additional photo

Snug

Having a brick feature fireplace, beamed ceiling and stairs leading to the first floor. Doors leading to the lounge and the sitting room.

Lounge

With window to the front and the side along with central log burning stove and a radiator.

Sitting room

Another reception room having a focal fireplace (not in use) and window to the front.

First floor landing

With a window to the front and doors to the bedrooms and bathroom.

Bedroom one

A large double room having a window to the front and a radiator.

Bedroom two

Another large double having a window to the front and a radiator.

Family bathroom

Fitted with a three-piece suite with a panelled bath, shoer cubicle with electric shower, low level w.c., wash hand basin and a window to the rear.

Outside

To the front of the property there are shrubbed gardens along with a driveway providing parking and turning space for three - four cars.

Rear garden

The rear gardens are mainly shrubbed and there is a useful covered area to the rear leading to the back door. There is also a covered log store.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Services

The agents have not tested the appliances listed in the particulars.

To Book a Viewing

If you would like to view any of our rental properties please check all that available on Rightmove and complete an enquiry form, once the property is ready for viewings one of our letting team members will be in touch.

Once an application has been accepted all persons wishing to be added onto the tenancy must pass full credit, right to rent checks in order to be offered the tenancy. one months rent is required up front and one months rent is held as deposit with The DPS custodial service.

Town and Country Services

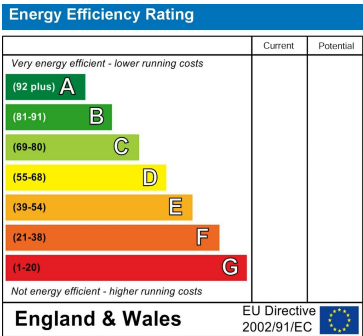
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Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.