



National
Trust

WALES

To let

Bryn Goleu House, Erddig, Wrexham, LL13
OYT
£2000 per calendar month



A picturesque and attractive 4-bedroom detached cottage located on the National Trusts' Erddig Estate. The property is made of traditional stone and slate construction. Outside there is a large cottage garden surrounding the property and parking area. The property also has a decked patio area to the rear. The property will be available from May 2025. The property is unfurnished. Pets may be considered and can be discussed on application.





Bathroom with shower over bath



En suite bathroom



Entrance Hallway



Office Space



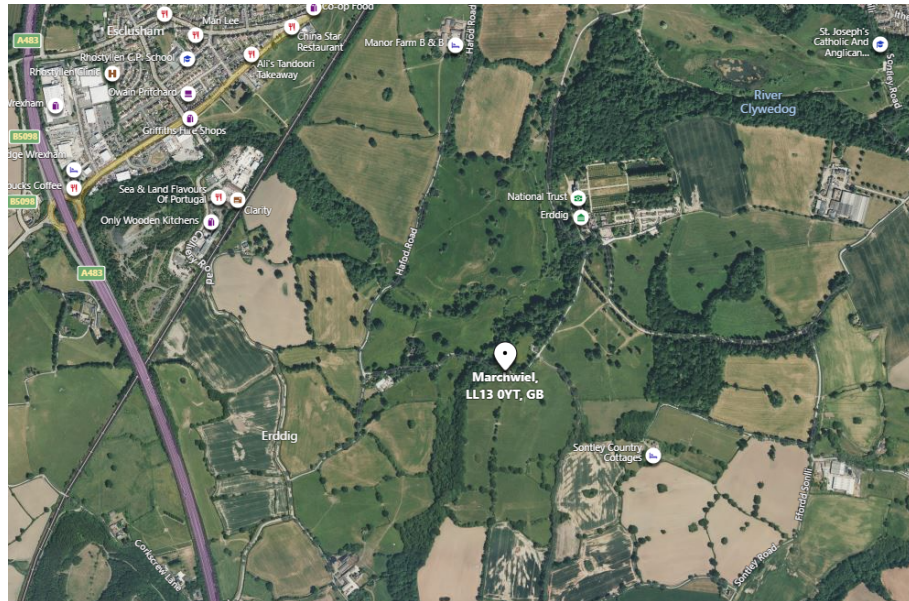
Living Room



Main Bedroom

The Location

Bryn Goleu is located on the National Trust Erddig Estate. The house lies just off the old South carriage drive to the main house, Erddig Hall. The approach is via a short gravelled driveway.



Directions

From Rhosyllen, head northeast on A5152/Wrexham Road, towards Eldon Grove, turn right onto Hafod Road towards Eldon Grove, turn right into Hafod Road, then take left into Erddig Estate, proceed for half a mile until sharp left bend and arrive at the property.

The Property

Ground Floor

Entrance Hall Slate step, heavy oak front door with traditional fittings to hallway. Entrance area with open beams, smoke alarm, radiator. Staircase off to first floor landing. Access to reception rooms, kitchen and basement. No access to cellar is permitted.

Living Room (5.19m x 5.11m) Heavy oak door from entrance hall, exposed beams to the ceiling. Large bay window on south elevation. Multi-fuel stove set within decorative arched fireplace. 3 no double switch power points, TV point and 2 no radiators

Dining Room (4.22m x 3.23m) Exposed beams to the ceiling, large bay window on south elevation, traditional painted brick fireplace (not functional), 3 no double switch power points, TV point and 2 no radiators.

Kitchen (4.04m x 3.90m) Cream electric double oven AGA. Cream range of kitchen base and wall units with cream tiled surround; Single drainer unit with hot & cold mixer taps; cream tiled surround. Quarry tiled floor Exposed beams to the ceiling 3 no double switch power points Extractor hood and stainless steel splash back for electrical cooker, 7 no down lighters and 2 no. spotlights, TV point. Radiator Entrance to utility room.

Utility/Laundry Room (5.68m x 1.85m) Single drainer sink unit and cupboards below; white tiled splash back Quarry tiled floor Electric Vent-Axia extract fan Exposed beam Oil-fired "Worcester" central heating boiler 3 no double switch power points Radiator Plumbing and drainage for washing machine and dishwasher Stable-style door to rear garden.

First Floor Landing - 1 no double switch power point Radiator Smoke alarm.

Bedroom 1 (6.00m x 3.43m) [including en-suite shower room] Victorian oriel window with cast iron diamond panes on East elevation; Victorian oriel window with leaded lights on North elevation 4 x double switch power points, TV point, telephone point 2 x radiators.

En-suite: Electric shower, WC and wash hand basin, tiled splash back, electric extractor fan

Bedroom 2 (5.49m x 5.11m max) (West elevation) Arched oak door from landing, window on three sides of the room including small Victorian oriel window, old painted brick fireplace with circular aperture (not functional). Fixed wooden storage cupboard with double doors, 3 x double switch power points, TV point, 2 no radiators.

Bedroom 3 (4.32m x 3.42m) (South Elevation) Heavy oak door from landing Dormer window on south elevation, 2 x double switch power points, TV point, Radiator.

Bedroom 4 (3.26m x 2.18m) Shelving, 2 x double switch power points, TV point, Radiator.

Bathroom (2.15m x 1.68m) White coloured bathroom suite, with mixer taps over, electric extractor fan, tiled surround.

Outgoings and Services

The property benefits from mains electricity, water and sewerage supplies along with oil fired central heating. Contract Holders are to provide their own white goods.

TV and Internet connection must be organised by the Contract Holder.

The Contract Holder is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band F for Council Tax and is payable to Wrexham County Council, rates for 2025/2026 is £2925.59.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The Contract

Term

The property is available to let under a Standard Occupation Contract.

Rent

The prospective tenant is asked to pay £2000 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration servicing of the boiler.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Contract Holders must seek the landlord's permission for any animals or birds to be kept at the property before and during occupation.

National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'Custodian Pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only to those who have been shortlisted for interview. Applications must be submitted by email to wa.tenantenquiries@nationaltrust.org.uk by no later than **4pm on 13th March 2025**.

Contact wa.tenantenquiries@nationaltrust.org.uk for more information.

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Contract Holder of the National Trust, we will use your personal information to fulfill our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfill our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of an Occupation Contract.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Contract.
Utilities (Water, Gas, Electricity, Septic Tank)	Contract Holder/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	Contract Holder/s will be responsible for the payment of Council Tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Contract Holder/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Contract Holders where appropriate.
Fee for Variation of Tenancy	When requested by the Contract Holder/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Contract commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019