

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £850.00

Roslyn, Whitchurch Road, Penley, Wrexham, LL13 0LS

🏠 3 Bedrooms

🚿 1 Bathroom



## Roslyn, Whitchurch Road, Penley, Wrexham, LL13 0LS



### General Remarks

Three bedroom semi-detached  
Enclosed rear garden, off-road parking  
uPVC double glazing, oil central heating  
Popular village location  
Holding Deposit £196.00 Deposit £1275.00  
EPC Rating 57|D Council Tax Band 'D'

### Accommodation

Three-bedroom semi-detached house with off-road parking and enclosed rear garden. The property is located in the popular village of Penley, and benefits from uPVC double glazing and oil central heating comprising of: Entrance Hall, Living Room, Kitchen/Dining Room, Cloakroom, 3 Bedroom and Bathroom.

**Location:** The property is located in the popular village of Penley with its local amenities including church, village shop and renowned primary and secondary schools. The popular Shropshire lakeland town of Ellesmere can be found only 4 miles away with its excellent range of shops and supermarket, while the larger towns of Shrewsbury, Wrexham and City of Chester are all within easily accessible transport links.

**Entrance Hall:** uPVC front door, 'Drayton' thermostat, radiator.

**Living Room:** 14' 2" x 13' 0" (4.32m max x 3.97m) Bay window to front, fire place with tile hearth, internet and tv points, radiator.

**Kitchen/Dining Room:** 15' 11" x 15' 9" (4.84m max x 4.81m max) Fitted cream matching wall and base unit, timber effect work tops, black tile flooring, integrated fridge/freezer, extractor hood beige tile splash back, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine. Patio doors to rear elevation, uPVC side entrance door, digital boiler controls, 2x radiator. Understairs storage cupboard.



## Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

[bowen.uk.com](http://bowen.uk.com)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Cloakroom:** Low level w.c, pedestal wash hand basin, extractor fan.

**Stairs to First Floor Landing:** Spindale banister, loft access.

**Bedroom 1:** 13' 0" x 10' 2" (3.97m x 3.10m max) Radiator.

**Bedroom 2:** 10' 2" x 9' 7" (3.11m x 2.92m) Radiator.

**Bedroom 3:** 7' 3" x 7' 0" (2.20m x 2.14m) Internet point, radiator.

**Bathroom:** 7' 0" x 6' 0" (2.13m x 1.83m) Tile effect laminate flooring, panel bath with 'Mira' electric shower above and glass shower screen, low level w.c, pedestal wash hand basin, part tiled walls, mirror to wall, radiator.

**Outside:** To the front the property is approached through a large timber gate onto a stone driveway with access to the rear of the property. To the rear the garden is mainly laid to lawn with a patio area leading off the kitchen/dining room, green house, boarder hedging.

**Directions:** From the agent's Ellesmere office proceed along the Grange Road (A528) after approximately one mile turn right sign posted Penley, continue for approximately 3 miles along Ellesmere Lane, continue into the village of Penley and at the junction turn right onto Whitchurch Road , where the property can be identified on the right-hand side by the agents 'For Let' board.

**EPC Rating 57|D**

**Council Tax Band 'D'**

**Holding Deposit £196.00**

**Deposit £1275.00**

**Viewing and Further Information:** For further information or to arrange a viewing please contact the Ellesmere office on (01691) 622534.

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.







A property business  
steeped in heritage  
with a forward  
thinking outlook.

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