

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £750

Pengwern, Llanfair Caereinion

🏠 3 Bedrooms

🚿 2 Bathrooms

Pengwern, Llanfair Caereinion, Welshpool, SY21 0BH



General Remarks

Three bedroom detached property
Detached Garage and off-road parking
Front and rear gardens
Oil fired central heating and uPVC double glazing
Holding Deposit £173.00
Deposit £865.00

Accommodation

Hallway: Under stairs storage cupboard, radiator, stairs to first floor.

Living Room: 14' 10" x 13' 11" (4.53m x 4.24m)
Radiator.

Dining Room: 13' 11" x 13' 10" (4.24m x 4.21m)
Radiator.

Kitchen/Breakfast Room: 17' 0" x 9' 5" (5.19m x 2.88m)
Fully fitted Kitchen with matching base, wall and drawer units with worktop surface over and tiled surround.
Stainless steel sink and drainer, integrated electric oven and grill, four ring induction hob with extractor hood over.
Radiator.

Utility Room: 10' 10" x 9' 7" (3.3m x 2.91m) Stainless steel sink and drainer with cupboard below, radiator, Worcester oil fired boiler, uPVC door to rear garden.

Shower Room: 7' 3" x 5' 11" (2.22m x 1.81m) Low level flush WC, wash hand basin set on vanity unit, shower cubicle with direct feed shower, heated towel rail.

Stairs off Hallway to First Floor Landing: Airing cupboard.

Bedroom One: 14' 5" x 13' 11" (4.39m x 4.24m max)
Fitted double wardrobes and dressing table, radiator, under eaves storage.



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.

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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.

Bedroom Two: 14' 7" x 10' 10" (4.45m x 3.31m)

Fitted double wardrobes and dressing table, radiator, under eaves storage.

Bedroom Three: 12' 0" x 7' 5" (3.65m x 2.27m) Fitted storage cupboard, radiator.

Bathroom: 7' 6" x 5' 11" (2.28m x 1.81m) Fitted bathroom suite comprising: panel bath, pedestal wash hand basin, low level flush WC. Radiator.

Garage: Detached single Garage.

Externally: The front and rear gardens are laid to lawn with a pathway which leads around the property. The property also benefits from off-road parking.

Viewing Information: To arrange a viewing, please contact the agent's Oswestry office.

Further Information: 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.

EPC Rating: EPC Rating 'D'(61).

Council Tax: Council Tax Band 'F'.

Holding Deposit: Holding Deposit of £173.00.

Deposit: Deposit of £865.00.

Tenure: We are informed that the property is freehold.





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steeped in heritage
with a forward
thinking outlook.

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