

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £450

Swan Cottage, Haimwood, Llandrinio

🏠 2 Bedrooms

🚿 1 Bathroom

## Swan Cottage, Haimwood, Llandrinio, Powys, SY22 6SQ



### General Remarks

Two bedroom end of terrace bungalow  
Parking for two vehicles  
Situated within the popular village of Llandrinio  
Electric heating and double glazing  
Holding deposit £103.00  
Deposit £519.00

### Description

**Living Room:** 2x electric heaters, access to loft space, door to rear.

**Kitchen:** Range of matching base, wall and drawer units, built-in oven and ceramic hob, stainless steel sink and drainer, vinyl flooring.

**Bedroom One:** Electric heater, window to rear aspect.

**Bedroom Two:** Electric heater, window to front aspect.

**Bathroom:** Suite comprising: WC, pedestal wash hand basin, bath with electric shower above. Vinyl flooring.

**Externally:** Parking space for two vehicles.

**Viewing Information:** For further information or 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.

**Flood Risk:** The property is situated in an area which is at risk of flooding.

**EPC Rating 'E'(39)**

**Council Tax Band 'C'**

**Holding Deposit £103.00**

**Deposit £519.00**

**Tenure:** We are informed that the property is freehold.



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.