

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £875

Pentre View, Old Post Office Lane, Trefonen,  
Oswestry, Shropshire, SY10 9DQ

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🛏 2 Bedrooms

🚿 2 Bathrooms

## Pentre View, Old Post Office Lane, Trefonen, Oswestry, Shropshire, SY10 9DQ



### 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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### General Remarks

Two bedroom detached bungalow  
Situating within the village of Trefonen  
Garden with elevated views  
Oil fired central heating and double glazing  
Holding Deposit £201.00  
Deposit £1,009.00

### Accommodation

**Entrance Hallway:** Radiator, cupboard housing hot water cylinder and shelving.

**Living Room:** 21' 11" x 12' 11" (6.68m x 3.93m) Open fire with tiled hearth and brick surround, 2x radiators, wall and pendant light fittings, TV aerial, doors to dining room and conservatory.

**Conservatory:** 13' 8" x 11' 7" (4.17m x 3.54m) Double doors which lead to the garden, ceiling light fan.

**Kitchen:** 13' 4" x 11' 7" (4.06m x 3.52m) Matching base, wall and drawer units with worktop surface over. Built-in eye level oven and grill, 4x ring electric hob, 1.5 bowl sink unit and drainer. uPVC door to rear under cover area.

**Dining Room:** 11' 5" x 9' 9" (3.48m x 2.97m) Wood effect laminate flooring, radiator, wall and ceiling lights.

**Bedroom One:** 14' 2" x 10' 2" (4.33m x 3.11m) Fitted furniture comprising: wardrobes, cupboards and drawers. Radiator, built-in wardrobe.

**Bedroom Two:** 10' 7" x 10' 0" (3.22m x 3.06m) 2x built-in double wardrobes, radiator.

**En-suite:** 10' 2" x 4' 4" (3.11m x 1.32m) Fully tiled with suite comprising: low level flush WC, pedestal wash hand basin, electric shower with glass screen, shaver point.

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.



**Bathroom:** 8' 4" x 5' 11" (2.55m x 1.8m) Fully tiled bathroom with suite comprising: panelled bath, low level flush WC, pedestal wash hand basin and bidet. Separate electric shower and heated towel rail.

**Rear Covered Passageway:** Door to Kitchen. Door to storage cupboard (2.19m x 3.09m), boiler cupboard and utility room with plumbing for washing machine.

**Externally:** Off-road parking for one vehicle. Pathway leads to the front of the property with a garden laid to lawn and paved patio area.

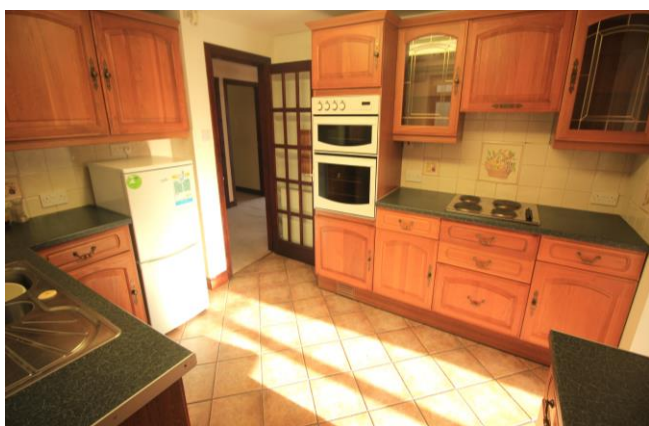
**Viewing Information:** To arrange a viewing, please contact the agent's Oswestry office.

**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.

**Holding Deposit:** £201.00

**Deposit:** £1,009.00

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







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

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