

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £925

Wyngarth, 24 Croeswylan Crescent,  
Oswestry, SY10 9PP

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🛏 3 Bedrooms

🚿 1 Bathroom



## Wyngarth, 24 Croeswylan Crescent, Oswestry, SY10 9PP



### General Remarks

Detached three-bedroom bungalow  
Walking distance to Oswestry Town Centre  
Gas central heating, double and triple glazing  
Off road parking, carport and garage. Good size front and rear gardens  
EPC Rating 43|E Council Tax Band 'C'  
Holding deposit of £213.00 Deposit of £1,067.00

### Accommodation



**Entrance Hallway:** 'L' shaped carpeted hallway, radiator. Airing cupboard with slatted shelving and separate store cupboard.

**Lounge:** 19' 11" x 10' 9" (6.06m x 3.27m) Carpet floor covering, aerial point, two radiators.

**Kitchen:** 10' 0" x 8' 11" (3.06m x 2.72m) Matching wall and base units with worktop surface over and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Extractor hood, space for cooker, washing machine and fridge freezer. Tiled floor and radiator.

**Bedroom 1:** 10' 7" x 9' 8" (3.22m x 2.94m) Carpet floor covering, large built-in wardrobe, radiator.

**Bedroom 2:** 9' 0" x 8' 11" (2.74m x 2.73m) Carpeted floor covering, radiator.

**Bedroom 3:** 7' 5" x 9' 3" (2.26m x 2.81m) Carpet floor covering, radiator.

**Bathroom:** 6' 2" x 5' 6" (1.87m x 1.67m) Comprising a three-piece suite with panel bath with shower over, pedestal wash hand basin and W.C., stainless steel heated towel rail, tiled walls and flooring.

**Exterior:** The property is approached over a driveway which provides parking for several vehicles, beyond is also a carport and garage.



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.

The front garden is lawned with established shrubs and bushes. The rear garden, also laid to lawn, has views over the playing fields.

**EPC Rating 43|E**

**Council Tax Band 'C'**

**Holding Deposit £213.00**

**Deposit £1,067.00**

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

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

**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.

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