

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £975

15 Plas Y Waun, Chapel Lane, Chirk,  
Wrexham, LL14 5NP

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🛏 3 Bedrooms

🚿 2 Bathrooms

## 15 Plas Y Waun, Chapel Lane, Chirk, Wrexham, LL14 5NP



### General Remarks

Modern three-bedroom semi-detached property  
Enclosed rear garden and off-road parking for two vehicles

Within the popular town of Chirk

uPVC double glazing and gas central heating

EPC Rating 78|C Council Tax Band 'D'

Holding Deposit £225.00 Deposit £1,125.00

### Accommodation



**Entrance Hallway:** uPVC entrance door, stairs to first floor, radiator.

**Kitchen:** 15' 9" x 10' 5" (4.81m x 3.17m) Tiled flooring, matching wall and base units with work top surface above and tiled surrounds. Single electric oven with 4-ring gas hob and stainless-steel extractor hood above. Stainless-steel sink and drainer, integrated fridge/freezer, space and plumbing for washing machine, radiator.

**Inner Hallway:** Under stairs store cupboard.

**Cloakroom:** Tile flooring, low level w.c., pedestal wash hand basin, radiator.

### Living/Dining Area:

**Living Room:** 13' 9" x 11' 1" (4.19m x 3.38m) Carpeted floor covering, internet and TV points, radiator, coving to ceiling.

**Dining Area:** 7' 5" x 7' 5" (2.26m x 2.25m) Carpet floor covering, dual aspect with patio doors to rear elevation, radiator, coving to ceiling.

**Stairs to First Floor Landing Area:** Airing cupboard with slatted shelving.



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 1:** 13' 9" x 11' 9" (4.20m x 3.59m) Carpeted floor covering, radiator.

**En-suite:** 6' 11" x 3' 3" (2.11m x 0.99m) Vinyl floor covering, low level w.c., pedestal wash hand basin with tiled splash, fully tiled shower cubical with glazed screen and electric shower, radiator.

**Bedroom 2:** 9' 11" x 7' 0" (3.03m x 2.13m) Carpeted floor covering, radiator.

**Bedroom 3:** 7' 11" x 6' 5" (2.41m x 1.96m) Carpeted floor covering, radiator.

**Bathroom:** 6' 11" x 5' 7" (2.12m x 1.71m) Vinyl floor covering, low level w.c., pedestal wash hand basin, panel bath, partly tiled walls, radiator.

**Externally:** To the front the property is approached over a tarmac drive offering parking for two vehicles, beyond is a small lawn and stone area with shrubs. The side of the property is accessed through a timber gate with a further lawn area and metal shed, the rear is mainly laid to slate with a small patio area, timber fencing surround.

**Directions:** Upon entering Chirk heading North from Oswestry proceed along Church Street thereafter Holyhead Road (B5070) for roughly 1/2 mile, before turning right on Chapel Lane, then taking the first right on Plas Y Waun, proceed to the end of the road where the property can be identified on the left-hand side by the agents 'To Let' board.

**EPC Rating 78|C Council Tax Band 'D'**

**Holding Deposit £225.00**

**Deposit £1,125.00**

**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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