

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £775

56 Llwyn Road, Oswestry, SY11 1EN

🛏 3 Bedrooms

🚿 1 Bathroom

56 Llwyn Road, Oswestry, SY11 1EN



General Remarks

Three-bedroom terraced house

Within walking distance of Oswestry Town Centre

Enclosed rear garden

uPVC double glazing and gas central heating

EPC Rating TBC Council Tax Band 'A'

Holding Deposit £178.00 Deposit £894.00

Accommodation

Entrance Hall: 12' 2" x 3' 4" (3.71m x 1.02m)

Carpeted hall with radiator.

Living Room: 14' 3" x 9' 3" (4.34m x 2.82m)

Carpeted room with remote controlled electric fire and double-glazed bay window, TV & internet points, radiator.

Kitchen/Dining Room: 12' 0" x 11' 4" (3.65m x 3.45m) Fully fitted kitchen with matching wall and base units, electric oven with 4-ring hob and extractor hood above. Stainless steel sink and drainer, space and plumbing for washing machine, radiator.

Bathroom: 9' 10" x 6' 8" (2.99m x 2.03m) Vinyl floor covering, panelled bath, vanity sink unit, low level w.c., fully tiled corner shower cubicle with shower off mains, part tiled walls.

Bedroom 1: 13' 11" x 12' 1" (4.24m x 3.68m)

Carpeted room, TV & internet points, radiator.

Bedroom 2: 12' 1" x 6' 11" (3.68m x 2.11m)

Carpeted room, radiator.

Bedroom 3: 14' 2" x 6' 8" (4.31m x 2.03m)

Carpeted room, radiator.



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.

Externally: To the front of the property there is a small walled garden, access to the rear is via the timber gate to the side of the property leading to a small courtyard with enclosed lawn area beyond.

EPC Rating TBC

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Deposit £894.00

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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with a forward
thinking outlook.

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