

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £800

Panthir, Llanrhaeadr Ym Mochnant,
Oswestry, SY10 0JZ

🏠 3 Bedrooms 🚿 2 Bathrooms

Panthir, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JZ



General Remarks

Three-bedroom, two-bathroom detached bungalow
Ample off-road parking and good sized garden
Oil Central Heating & uPVC Double Glazing
Located in the village of Llanrhaeadr offering local amenities
EPC Rating 59|D Council Tax Band 'E'
Holding Deposit £184.00 Deposit £923.00

Accommodation

Entrance Hallway: Carpet floor covering, 1/2 glazed uPVC entrance door, radiator. Store cupboard.

Lounge: 20' 11" x 12' 11" (6.38m x 3.93m)
Carpeted floor covering, log burner with brick surround, TV/internet points, two radiators, wall lights. Double doors into:

Conservatory: 12' 1" x 8' 9" (3.69m x 2.66m)
Carpet floor covering, radiator, patio doors to rear elevation.

Kitchen/Dining Room: 14' 6" x 13' 0" (4.41m x 3.95m) Vinyl floor covering, matching wall and base units, with work top surface above, tile surround. Stainless steel sink and drainer with mixer tap, 'Rayburn' range cooker, 'Lamona' 4-ring halogen hob, integrated fridge and dishwasher. Radiator, TV point, ceiling mounted extractor fan, spotlights.

Utility Room: 7' 3" x 5' 7" (2.21m x 1.69m) Vinyl floor covering, matching wall and base units with work top surface above, stainless steel sink and drainer, tile surround, uPVC door to side elevation.

Bedroom 1: 13' 5" x 11' 4" (4.08m x 3.46m)
Carpeted floor covering, radiator. Built-in wardrobe with hanging rails.

En-suite: 7' 3" x 5' 3" (2.21m x 1.60m) Vinyl floor covering, low level w.c., pedestal wash hand basin, panel bath with electric shower and glazed screen, part tiled walls, radiator, extractor fan.



Bedroom 2: 12' 8" x 11' 4" (3.87m x 3.45m)
Carpet floor covering, radiator. Built-in wardrobe with hanging rails.

Bedroom 3: 9' 2" x 9' 2" (2.79m x 2.79m) Carpet floor covering, radiator. Built-in wardrobe with hanging rails.

Bathroom: Vinyl floor covering, low level w.c., pedestal wash hand basin, fully tiled corner shower cubical, part tiled walls, radiator. Airing cupboard with slatted shelving.

Externally: To the front the property is approached over a tarmac driveway providing ample parking. Access is provided all around the property. To the rear is a good-sized patio area leading off the conservatory, raised lawn area with additional patio area, mature boarder shrubbery and hedging and good-sized timber shed.



Directions: Upon entering the village of Llanrhaeadr from Oswestry along the B4580, proceed over the roundabout passed the Primary School, after 0.3 miles, before entering the village square, the property can be identified on the right-hand side by the agents 'To Le' board.

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Tenure: We are informed 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.



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.