

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £675.00

The Wing, Sodylt, Ellesmere, SY12 9EW

 3 Bedrooms

 1 Bathroom

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General Remarks

3-bedroom rural property
within easy reach of A5/483 bypass
garden area and parking

Entrance Area off which is:

Boiler Room: housing oil boiler, worktop space and storage.

Entrance Hall: Vinyl tile effect flooring, radiator.

Living Room: 15' 0" x 12' 0" (4.57m x 3.66m) Radiator, shelves to recess.

Kitchen: 11' 10" x 9' 0" (3.61m x 2.74m) Tile effect vinyl floor. Range of fitted wall cupboards and base units with worktop surface, stainless steel sink unit, space for washing machine, store cupboard, radiator.

Stairs to First Floor and Landing Area: Radiator.

Bedroom One: 14' 11" x 12' 4" (4.55m x 3.76m) into recess Built-in store cupboard, radiator.

Bedroom Two: 15' 1" x 8' 6" (4.59m x 2.60m) Radiator.

Bedroom Three: 11' 9" x 7' 3" (3.59m x 2.2m) Radiator.

Bathroom: Wood effect flooring. panel bath with electric shower, wash hand basin with tile splash, low flush w.c., heated towel rail, shaver light.

Outside: There is allocated parking and a small garden area with the property.

EPC Rating 42|E Council Tax Band 'D':

Viewings and Further Information: For further information or to arrange a viewing please contact the Ellesmere office on (01691) 622 534.

Holding Deposit £155.00 Deposit £778.00:

: 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.