

BOWEN

PROPERTY SINCE 1862



£1,200 per Calendar Month

Gwalia, Tan y Garth, Pontfadog, Llangollen LL20 7AS

3/4 Bedrooms 2 Bathrooms

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Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

bowen.uk.com

General Remarks

Detached dormer bungalow

Village location with lovely views

Oil Fired central heating and open fire

EPC E (43) / Council Tax band F / Freehold

Holding Deposit £276

Security Deposit £1384

Accommodation

Entrance Hall: 13' 5" x 10' 5" (4.089m x 3.173m) Wood block floor. Stairs rising to first floor. Radiator. Doors to Kitchen breakfast family room, sitting room, shower room, dining room and bedroom.

Sitting Room: 17' 3" x 11' 10" (5.302m x 3.612m) Dual aspect. Radiator. Victorian fireplace with wooden mantle, tiled hearth and brass fender.

Kitchen/Breakfast/Family Room: 26' 1" x 16' 5" max (7.945m x 5.006m) Full range of wall and base units and fitted pantry cupboards. Breakfast bar. Stainless Steel sink and drainer. Electric cooker with ceramic hob and double oven. oil fired boiler. Plumbing for washing machine and vent for tumble dryer. Radiators. windows to side and front and patio doors leading to garden.

Bedroom / Dining Room: 12' 3" x 12' 0" (3.735m x 3.646m) Window and radiator.

Bedroom Two: 11' 11" x 11' 10" (3.632m x 3.597m) Window and radiator.

Shower Room: Window. Radiator. WC, basin and shower cubicle with electric shower.

First Floor Landing: Radiator. Under eaves storage with three access points and radiator.

Bedroom Three: 11' 10" x 9' 0" minimum (3.604m x 2.745m) Window. Velux. Radiator. Under eaves storage area with two access doors.

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 Four: 12' 2" x 9' 0" minimum (3.704m x 2.744m) Window and Velux. Radiator. Under eaves storage with two access doors.

Bathroom: Velux. Radiator. Traditional suite comprising WC, basin and bath with mixer taps and shower.

Carport: Leading to workshop / garden store and further coal and wood storeroom.

Outside: Gardens with lawn surrounded by mature shrubs and trees. Patio area, large tarmac parking area. Oil tank to side.

Holding Deposit: £276.00 To apply for this property you will be required to complete an Agreement to Lease document which describes the circumstances in which the holding deposit may or may not be refunded.

Security Deposit: £1384.00 This amount will be protected by TDS (The Dispute Service)

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 (The Property Redress Scheme) and licensed by Rent Smart Wales.





A property business
steeped in heritage
with a forward
thinking outlook.

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