

BOWEN

PROPERTY SINCE 1862



£800 Per Calendar Month

Caerwen, Hall Street, Llangollen LL20 8RH

🛏 3 Bedrooms

🚿 1 Bathrooms

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General Remarks

Three-bedroom character Cottage
Courtyard garden & parking for one car
Gas C/H and Double Glazing
EPC E (54) / Freehold / Council Tax band E
Holding deposit £184
Security deposit £923

Accommodation

Sitting Room: 15' 4" x 14' 0" (4.68m x 4.27m)
Windows to side and rear. Feature stove effect electric fire. Radiator.

Dining Room: 12' 0" x 10' 3" (3.67m x 3.12m)
Exposed stone wall. Window to front. Radiator.
Stairs rising to first floor.

Kitchen/Breakfast Room: 15' 3" x 10' 2" (4.66m x 3.09m)
Full range of base and wall units. Stainless steel sink and drainer. Electric cooker. Windows to front and rear. Breakfast bar. Washing Machine.

Boot Room: 13' 1" x 6' 6" (3.99m x 1.98m)
Leading to access to garden.

Bedroom One: 15' 8" x 10' 2" (4.77m x 3.10m)
Some restricted headroom. Stripped pine flooring. Window to front. Radiator.

Bedroom Two: 12' 2" x 9' 9" (3.7m x 2.96m)
Exposed timber floor. Window to rear. Cupboard housing gas boiler. Radiator.

Bedroom Three: 10' 0" x 8' 10" (3.05m x 2.7m)
Exposed stone wall. Radiator. Window to side.



Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

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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.

Bathroom: 8' 1" x 5' 5" (2.47m x 1.65m) Three-piece suite comprising bath with shower over, basin and WC. Window to rear. Radiator.

Outside: There is parking to the front of the property for one vehicle. To the rear there is a courtyard style garden with stone built outbuilding.

Stone outbuilding: 15' 1" x 10' 3" (4.6m x 3.12m)

Holding Deposit: £184.00 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: £923.00 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) Bowen is also a member of PRS (Property Redress Scheme) and licenced with Rent Smart Wales.





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

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