

BOWEN

PROPERTY SINCE 1862



£750 per Calendar Month

2 The Stables, Llandyn Hall Farm, Llangollen Road,
Llangollen LL20 7UH

🛏 2 Bedrooms

🚿 1 Bathrooms

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General Remarks

Spacious two bedroom bungalow
Semi rural, fantastic views
Central heating and double glazed
EPC D (60) / Council Tax C / Freehold
Holding Deposit £173
Security Deposit £865

Accommodation

UPVC door leading to:

Kitchen / Breakfast Room: 13' 8" x 9' 1" (4.161m x 2.78m) Full range of wall and base mounted units. Wood effect work surfaces. Acrylic sink and drainer. Integrated electric oven and ceramic hob with extractor canopy over. Tiled splash back. Space for washing machine and Fridge Freezer. Quality wood laminate flooring. UPVC window to rear. Radiator.

Sitting / Dining Room : Spacious and airy. Window and patio doors to front with lovely views. Wood laminate flooring. Radiators x 2. Door to Inner Hall leading to bedrooms and bathroom:

Bedroom One: 13' 2" x 12' 10" (4.01m x 3.92m) Quality wood laminate flooring. UPVC window to front with extensive views. Radiator. Pendant light fitting.

Bedroom Two: 12' 11" x 9' 1" (3.94m x 2.76m) Quality wood laminate flooring. UPVC window to rear. Fitted blind. Radiator. Pendant light fitting.



Securing your tenancy

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

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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: 10' 2" x 9' 1" (3.1m x 2.77m) Well appointed with P shaped bath with shower over. Glazed shower screen. Wash hand basin with wall mounted mirror. W.C. Airing cupboard with slatted shelving and modern electric boiler serving radiators and hot water. Tiled floor and part tiled walls. Inset ceiling lighting. UPVC obscured window to rear.

Outside: Parking for two vehicles. Large gravelled "patio" area. Rear of property is hardstanding. Easy access to numerous walks and the canal. Local bus stop at bottom of the lane.

Holding Deposit: £173.00 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: £865.00 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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