

BOWEN

PROPERTY SINCE 1862



£585 per Calendar Month

50, Berwyn Street, Llangollen LL20 8NB

 2 Bedrooms

 1 Bathrooms

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General Remarks

2 Bedroom Town Centre Cottage
Gas Central Heating and Double Glazing.
Small Rear Yard with Storage Shed
EPC D (62) / Council Tax B / Freehold
Holding Deposit £135
Security Deposit £675

Accommodation

Pathway leading to Entrance door:

Sitting Room: 11' 2" x 10' 11" (3.41m x 3.34m)
Feature fireplace Radiator and window to front.
Archway to Kitchen T.V. Point and Staircase leading to bedrooms

Kitchen: 10' 5" x 10' 3" (3.18m x 3.12m) Fitted Base and wall units with worktops over and electric sockets. Insert stainless steel sink and drainer. Electric cooker. Space for fridge/freezer and plumbing for washing machine. Understairs cupboard. Window to the rear. Door leading to small yard with storage shed

Landing: Cupboard housing Central Heating Boiler.

Bedroom 1: 11' 0" x 9' 9" (3.35m x 2.98m) Window to Front. Radiator and double electric socket. T.V point. New Carpet

Bedroom 2: 6' 1" x 8' 4" (1.86m x 2.54m) Single room with radiator and window to rear.

Shower Room: 7' 3" x 3' 0" (2.22m x 0.92m) Electric shower over curtain shower tray, W.C and wash basin. Radiator and Frosted window to front.



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.

Outside: Small yard with shed. Neighbour has a right of access across.

Holding Deposit: £135 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: £675 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.





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steeped in heritage
with a forward
thinking outlook.

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