

1 York Close, Llwyn Onn Park, Wrexham, LL13 0QF  
Rent £1200 Deposit £1800  
Holding Deposit £275



Situated on a popular and sought after residential development on the outskirts of the town is this generous size 4/5 bedroom detached family home with internal accommodation to briefly comprise entrance hall, cloakroom, lounge, dining area, conservatory, fitted kitchen with integrated appliances, utility room, and to the first floor there is a large landing which would be ideal for use as a study area, master bedroom with ensuite, 3 further bedrooms and a family bathroom. The accommodation is complimented by gas heating and has recently had a new boiler fitted. The property has UPVC double glazing and externally there are gardens to the front and rear and a drive providing off road parking. EPC Rating D. Deposit £1800. Holding Deposit £275.

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**GAIL MURRAY – RESIDENT PARTNER**

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

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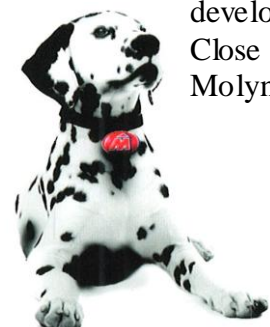
**DIRECTIONS:** From the agents Wrexham office proceed around the one way System to the mini roundabout on the corner of Grosvenor Road, turn right and continue down to the mini roundabout by Wrexham baths turning left onto Holt Road. Continue along the Holt Road to the roundabout turning right onto Cefn Road. Proceed along Cefn Road and over the mini roundabout and the development will be noted on the right, turn right into the development you are now on Kempton Way, take the first right turn and continue until York Close will be noted on the left and property is on the left, which can be identified by the Molyneux To Let sign.




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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION:** Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed.

**ENTRANCE HALL:** Tiled Floor. Door leading to front of property.

**CLOAKROOM:** Panelled radiator. Tiled floor. Fitted 2 piece suite comprising wc and wash hand basin.

**LOUNGE:** 15' 4" x 13' 3" (4.67m x 4.04m) Panelled radiator. Coved ceiling. Fitted living flame coal effect gas fire set in a feature surround. Tv point.

**DINING AREA:** 9' 8" x 7' 7" (2.95m x 2.31m) Panelled radiator. Patio doors leading to conservatory.

**CONSERVATORY:** 9' 3" x 8' 3" (2.82m x 2.51m) Wood effect floor. French door leading to rear garden.

**KITCHEN:** 9' 6" x 8' (2.9m x 2.44m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Tiled floor. Under stairs storage

**UTILITY ROOM:** 7' 4" x 7' 1" (2.24m x 2.16m) Fitted wall and base units with worktop surfaces. Wall mounted gas heating boiler. Plumbing for automatic washing machine. Door leading to rear of property.

**SITTING ROOM/BEDROOM 5.** 15' 10" x 7' 3" (4.83m x 2.21m) Wood effect floor covering.

**STAIRS AND LANDING:** Loft access. Doors leading off to bedrooms and bathroom.

**LANDING AREA:** 7' 4" x 6' 2" (2.24m x 1.88m) Panelled radiator. Loft access. Would be ideal for a study area.

**BEDROOM 1:** 11' 10" x 10' (3.61m x 3.05m) Panelled radiator. Window to front elevation.

**ENSUITE:** Panelled radiator. Fitted 3 piece suite comprising wc, wash hand basin and tiled shower enclosure with fitted shower. Tiled walls. Tiled floor.

**BEDROOM 2:** 17' 8" x 7' 4" (5.38m x 2.24m) Panelled radiator. Wood effect floor covering. Window to front elevation.

**BEDROOM 3:** 10' 5" x 10' 1" (3.18m x 3.07m) Panelled radiator. Wood effect floor. Tv point. Window to rear elevation.

BEDROOM 4: 9' 3" x 5' 8" (2.82m x 1.73m) Panelled radiator. Window to Front elevation.

BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with mixer taps and shower attachment..

OUTSIDE: To the front of the property there is a double width drive and a small lawned area with a gated access leading to the rear where there is a paved patio area, decked seating area which leads on to lawned gardens. 2 Outside garden stores.

**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>66 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# TENANT FEES SCHEDULE



## NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 SEPT 2019

[www.molyneux-estateagents.co.uk](http://www.molyneux-estateagents.co.uk)

### **Holding Deposit (per tenancy): One week's rent.**

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

### **Early Termination (tenant's request)**

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as rent due under the tenancy until the start date of the replacement tenancy. These costs will be more than the maximum amount of rent outstanding on the tenancy.

### **Rent Arrears / Returned Payments**

£12.00 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 3% above the Bank of England Base Rate from the Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

### **Missed appointments**

Where the actions of the tenant results in a missed appointment, the tenant is liable for the agent's time in remedying the situation which is charged at £36.00 (inc. VAT) per hour plus any actual costs incurred (such as contractor charges).

### **Avoidable or purposeful damage to the property**

Tenants are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

### **Lost key(s) or other Security Device(s)**

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Please ask a member of staff if you have any questions about our fees.

### **CLIENT MONEY PROTECTION:**

[www.propertymark.co.uk](http://www.propertymark.co.uk)

**propertymark**

### **INDEPENDENT REDRESS:**

[www.tpos.co.uk](http://www.tpos.co.uk)

