

Lilac Cottage, Heulog Farm, Llanfynydd, Wrexham, LL11 5HS

Rent- £1,450 PCM      Deposit- £2,000

Holding Fee- £333



**Description:** Molyneux Lettings are delighted to offer this 3 Bedroom Semi Detached Cottage in the village of Llanfynydd, located between Mold and Wrexham. On the Ground floor this property briefly comprises of Large Entrance Hallway, Lounge, Fitted Kitchen/Diner with Family Room, Utility Room and a Bedroom with En-Suite Shower Room/WC. To the 1st floor you will find 2 Bedrooms with the Master having an En-Suite Bathroom. The property benefits from UPVC Double Glazing and Oil Heating. Outside you will find a Double Garage with electric doors, a Driveway with Electric Gated Access, Front Decked Area with beautiful views over the surrounding countryside and a Garden to the rear. Lilac Cottage is located on Heulog Farm which is a working livestock farm. WATER RATES INCLUDED Council Tax E. Includes Dishwasher, Washing Machine and Cooker. Rent £1,450. Deposit £2,000. Holding Deposit £333. VIEWINGS HIGHLY RECOMMENDED.

#### Rentals Department

Viewing by arrangement through Flint Office

Forresters Hall, 50 Church Street, Flint CH6 5AE Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday

**Directions:** From Molyneux Estate Agents in Wrexham - Leave the City Centre passing the Football Ground on your right and continue in the direction of Mold. Pass the Hollybush public house on your right in Cefn y Bedd, continue through the traffic lights and at the next lights turn right. Proceed into Cymau and follow the road to its fork, taking the right fork. Proceed into the village of Llanfynydd, passing the Cross Keys Public House on your right, a garage on your left and then turn next left. Continue along this road for approximately 1.5 miles where Heulog Farm will be found on the left hand side, proceed onto Heulog Farm and once through the gate continue over the cattle grid where Lilac Cottage will be seen on the right hand side.




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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# 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)

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### INDEPENDENT REDRESS:

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

