



2 Heulfan Way, Wrexham, LL11 4HX

£1,200

A 3 bedroom detached house with Garage in the popular village of Gwersyllt, with good transport links and local amenities. The property briefly comprises of Entrance Hallway, Living Room, Dining Room, Kitchen, Utility Room and Cloakroom to the ground floor and Principle bedroom with Ensuite, 2 further bedrooms and a Family Bathroom to the first floor. Externally there is a driveway leading to a single garage to the front and an enclosed rear garden with a shed and greenhouse to the rear. The property is part furnished with 2 Beds, Bedroom furniture and White goods.

Available Immediately, please use contact Agent button to arrange a viewing.

Entrance Hallway

Wood effect floor, Radiator, Sockets, Light fitting, Fuse box. Stairs rising and doors off to:

Living Room 12'10" x 12'4" max (3.93 x 3.76m max)



Carpet to floor, UPVC double glazed bay window to front elevation, Radiator, Sockets, Light fitting and Wall mounted electric fire.

Cloakroom 4'9" x 3'2" (1.47 x 0.98m)



Tiled floor & splashback, UPVC double glazed window to side elevation, close coupled W.C, pedestal basin, radiator & light fitting.

Dining Room 10'8" x 9'10" (3.27 x 3.01m)



Wood effect flooring, UPVC double glazed French doors to rear elevation, 2 x Radiators, Light fitting & sockets. Opening through to:

Kitchen 10'7" x 8'8" (3.24 x 2.65m)



A range of base, wall & drawer units with complimentary worktop over, inset 1 1/2 bowl stainless steel sink. integrated electric oven with gas hob and extractor over. Integrated dishwasher and fridge. Tiled floor and splashback, UPVC double glazed window to rear elevation, opening through to:

Utility Room 5'3" x 6'5" max (1.61 x 1.96m max)



Tiled floor and splashback, Part glazed door to side elevation. Base unit with worktop over and inset stainless steel sink. Washing machine and space for Freezer or tumble dryer. Light fitting, exactor, sockets and radiator.

Stairs & Landing

Carpet, UPVC double glazed window to side elevation, airing cupboard, access to attic and doors off to:

Bedroom 1 10'11" x 10'11" (3.33 x 3.35m)



Carpet, UPVC double glazed window to front elevation, Light fitting, sockets & radiator. Built in wardrobes, fitted furniture and bed. Door to:

Ensuite 7'8" x 4'9" (2.34 x 1.46m)



Tiled floor and part tiled walls, UPVC double glazed window to front elevation. Glazed shower cubicle with mains powered shower, Pedestal basin and closed coupled W.C. Radiator, shaver point and extractor.

Bedroom 2 7'9" x 10'7" (2.38 x 3.24m)



Carpet, UPVC double glazed window to rear elevation, Light fitting, sockets & radiator. Part furnished with wardrobe, bed and bedside cabinets.

Bedroom 3 8'0" x 7'9" (2.46 x 2.38m)



Carpet, UPVC double glazed window to rear elevation, Light fitting, sockets & radiator. Part furnished with wardrobe and bedside cabinet

Family Bathroom 7'3" x 6'5" (2.22 x 1.96m)



Tiled floor and part tiled walls, UPVC double glazed window to side elevation. Panelled bath with electric powered shower, Pedestal basin and closed coupled W.C. Radiator, spotlights and extractor.

Externally

Front

Driveway leading to garage, small lawn area, path leading to rear.

Garage

Up & over door to front and personal door to side elevation. Power & Light. Freezer.

Rear



Mainly Laid to lawn with patio area, Shed & Greenhouse

Tenant Fee Guide

TENANT FEE GUIDE

For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances.

For a full list of these, please see our Tenants Fee Guide below:

Holding Deposit The equivalent to 1 weeks rent (per tenancy)
(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

Deposit The equivalent of 4/5 weeks rent (per

tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 3% above the Bank of England Base Rate

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys / Security Devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. 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. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

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Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.
- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.
- Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.

- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Payments in Default

A payment in default is a payment required by the landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.
- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.
- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.
- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

Other Permitted Payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

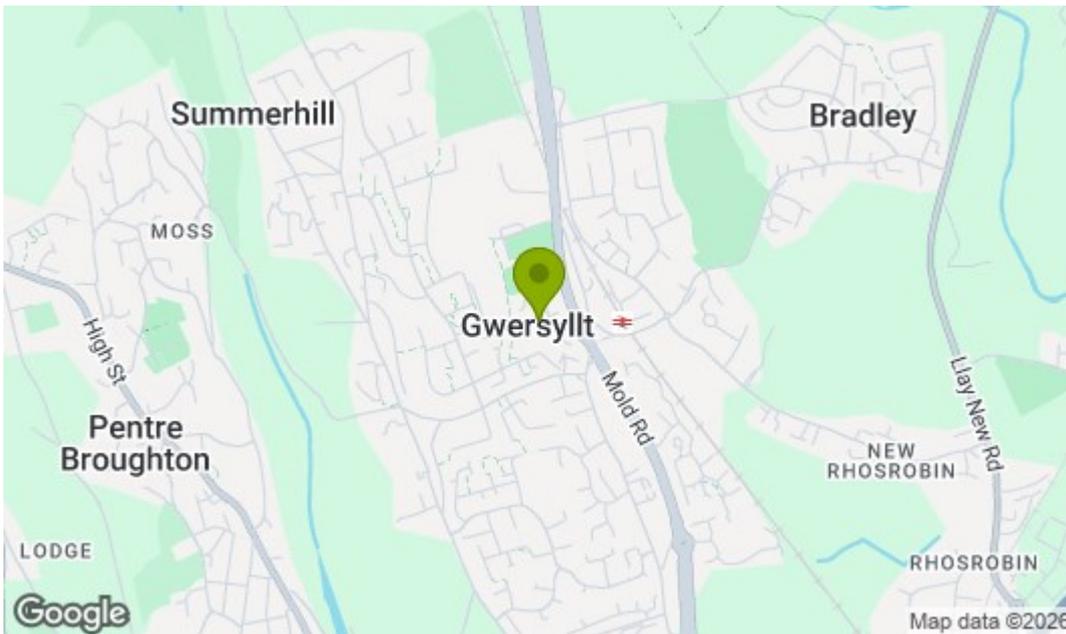
Tenant Protection

Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.

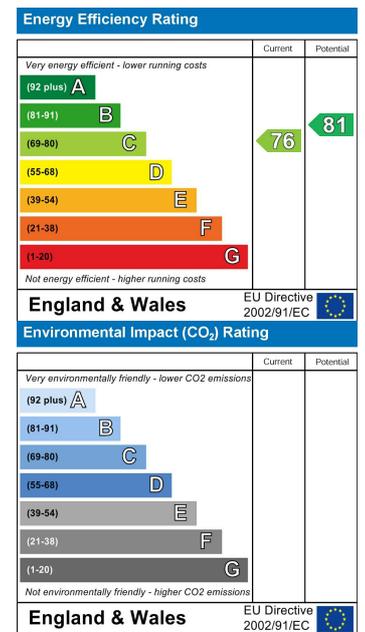


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.