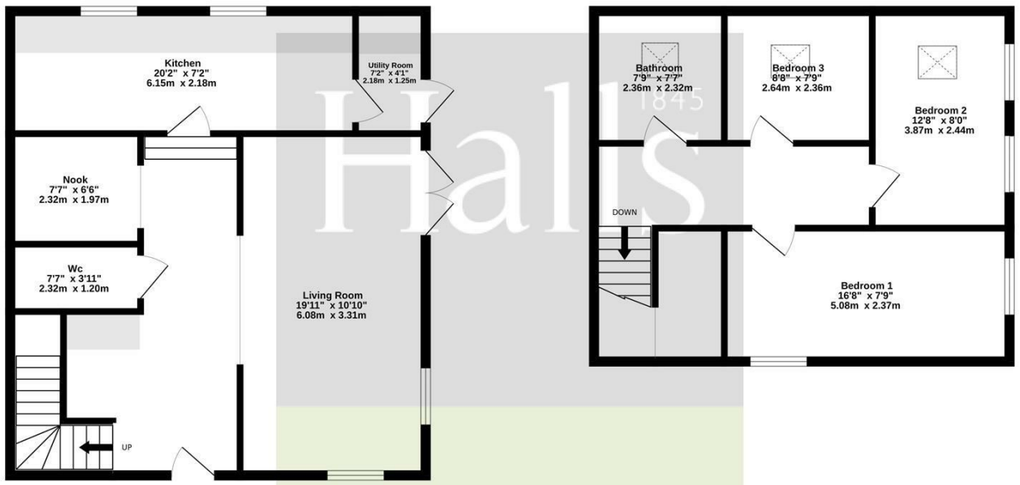
TO LET

The Bull Pen Penley, Wrexham, LL13 0LU

Ground Floor
658 sq.ft. (61.1 sq.m.) approx.

1st Floor
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com

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TO LET

£895 Per Calendar Month

The Bull Pen Penley, Wrexham, LL13 0LU

Situated in a delightful, rural location on the edge of the popular village of Penley, this charming, barn conversion is within easy reach of all local amenities, whilst retaining the peace of the countryside.

TO LET

- **Barn Conversion**
- **Three Bedrooms**
- **Courtyard Garden**
- **Excellent, Rural Location**
- **Close to Amenities**
- **Available Long Term**

DESCRIPTION
Situated in a delightful, rural location on the edge of the popular village of Penley, this charming, barn conversion is within easy reach of all local amenities including, Schools, Public Houses, and a range of independent shops, whilst retaining the peace of the countryside. The property is also well situated for access to the larger centres of Wrexham, Whitchurch, and Oswestry.

Internally, the property comprises, on the ground floor, an Entrance Hall, Living Room, Nook, Kitchen, and Utility Room together with, to the first floor, three Bedrooms, and a family Bathroom.

Externally, the property is complimented by a decked area, which represents a particularly tranquil spot for enjoying the surrounding countryside.

LIVING ROOM
19'11" x 10'10" (6.08 x 3.31)

KITCHEN
20'2" x 7'1" (6.15 x 2.18)

UTILITY ROOM
7'1" x 4'1" (2.18 x 1.25)

NOOK
7'7" x 6'5" (2.32 x 1.97)

BEDROOM ONE
16'7" x 7'9" (5.08 x 2.37)

BEDROOM TWO
12'8" x 8'0" (3.87 x 2.44)

BEDROOM THREE
8'7" x 7'8" (2.64 x 2.36)

BATHROOM
7'8" x 7'7" (2.36 x 2.32)

HOLDING DEPOSIT
A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT
A security deposit equal to five weeks' rent will be due to be held by the DPS.

A deposit free option via Reposit is available.

TERMS
The property will be offered on an initial six month Occupational Contract, however, longer term Contract Holders are preferred

SERVICES
We understand that the property has the benefit of mains water, electricity, and oil fired central heating.

LOCAL AUTHORITY
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY

COUNCIL TAX
The property is listed as a band 'F' on the local authority register.

VIEWINGS
By appointment through Halls, 1-3 Cross Street, The Square, Ellesmere, Shropshire, SY12 0AW

N.B.
Viewers are advised that the marketing photos used were taken in 2023

what3words
///mega.finger.deferring