

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £700.00

2 Dispensary Row, Overton, Wrexham, LL13 0DU

 2 Bedrooms

 1 Bathroom

## 2 Dispensary Row, Overton, Wrexham LL13 0DU



### General Remarks

An attractive period Grade II Listed two-bedroom mid-terrace cottage located within the heart of the much sought after village of Overton. The property has been updated yet retains many of its original features including period windows and timber beams. Good size rear garden.

**Location:** Located in the popular village of Overton-on-Dee in the picturesque Dee Valley. The property enjoys a good size corner plot location on the edge of the village on a small exclusive development being one of four properties. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5/483 bypass make the towns of Oswestry and Ellesmere as well as the Cities of Wrexham and Chester easily accessible, and the motorway network beyond

### Entrance Door :

**Living Room:** 14' 2" x 12' 4" (4.31m x 3.76m) Exposed timber beams to ceiling, wood effect flooring. Brick angle open fireplace set on a slate hearth with recess to either side. Understairs storage, TV point.

### Kitchen/Dining Room:

**Dining Room:** 14' 2" x 8' 9" (4.31m x 2.66m) Wood effect laminate flooring, radiator, matching wall lights.

**Kitchen:** 9' 1" x 5' 10" (2.77m x 1.78m) Wood effect flooring. Range of matching wall cupboards and base units with worktop surface above. Integrated appliances to include refrigerator and freezer. Built in electric oven, 4 halogen hob with extractor hood above. Partly tiled walls, stainless steel sink and drainer with mixer tap, space for washing machine, radiator. Programmer for central heating, half glazed door to outside.

### Inner hallway:

**Bathroom:** 7' 1" x 5' 10" (2.17m x 1.78m) Wood effect flooring, pedestal wash hand basin, low level WC, 'P' shaped bath with shower attachment, partly tiled walls, radiator, extractor fan louvre door cupboard housing 'Worcester' gas boiler.

**Staircase to First Floor and Landing area:** Access to roof space.

**Bedroom One:** 11' 11" x 7' 1" (3.64m x 2.15m) Built-in wardrobe with hanging rail and cupboards above, radiator.

**Bedroom Two:** 9' 1" x 7' 1" (2.78m x 2.15m) Radiator.

**Separate WC:** 6' 5" x 6' 5" (1.95m x 1.95m) Tile effect vinyl flooring. Pedestal wash hand basin, low level flush wc, partly tiled walls, extractor fan, built-in store cupboards, radiator.

**Outside:** A good size enclosed garden lies to the rear of the property. Mainly laid to lawn with paved patio seating area, fenced and brick wall boundaries. Outdoor tap. Side gate allowing access.

**Directions:** From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee and proceed to the crossroads. Turn left and follow the road around through the village centre where the property can be identified after a short distance on the right handside by the agents 'To Let' board.

**Deposit £807.00**

**Holding Deposit £161.00**

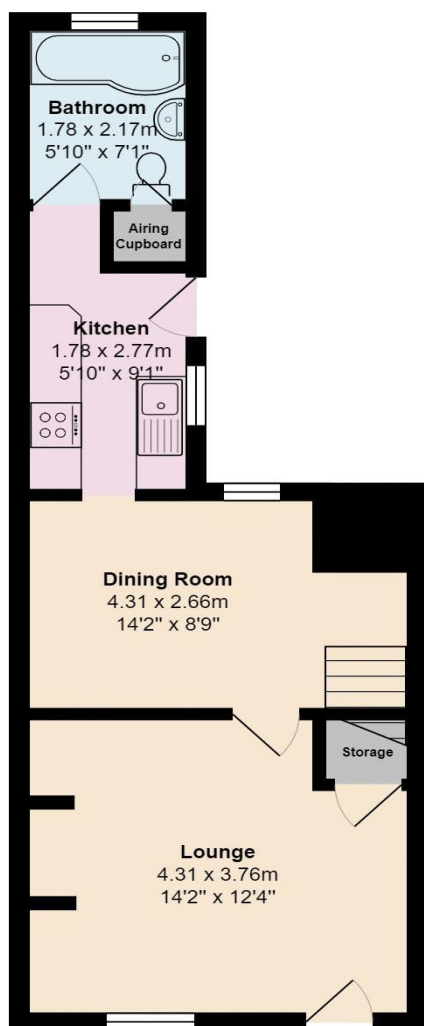
**Council Tax Band 'C' & EPC Rating 60JD**

**Tenure:** We are informed the property is freehold.

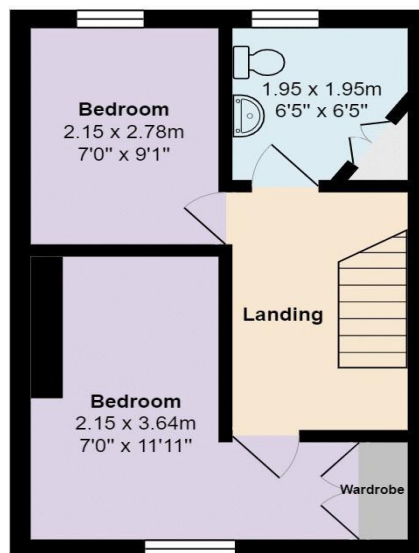
**Other Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office (01691) 622534.

2, Dispensary Row, Wrexham Road, Overton, LL13 0DU



**Ground Floor**



**First Floor**

Total Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



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