

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of
€1,000

Llwyn Coch, Llandrinio

3 Bedrooms

1 Bathroom

Llwyn Coch, Llandrinio, Llanymynech, Powys, SY22 6SE



Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

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General Remarks

Spacious three bedroom detached property
Gated driveway with ample parking and detached garage
Garden to the side and rear with patio area
uPVC double glazing & oil fired central heating
Holding deposit £276.00
Deposit £1384.00

Accommodation

Entrance: uPVC windows & entrance door leading into inner hallway.

Inner Hallway: Hallway leading to stairs and living room and dining room on either side.

Living Room: 20' 2" x 11' 11" (6.147m x 3.638m)
Feature brick fireplace with electric fire, radiator, TV point, door into:

Conservatory: 10' 5" x 9' 4" (3.167m x 2.850m) Ceiling fan, carpet flooring, double electric socket, roller blinds and doors leading to garden.

Dining Room: 11' 9" x 12' 5" (3.571m x 3.787m) Feature fireplace with electric fire, upvc window to front aspect, wood effect flooring, radiator.

Kitchen/Breakfast Room: 13' 11" x 6' 11" (4.251m x 2.113m) Fully fitted kitchen with matching base and wall units with worktop over and breakfast bar. Integrated fan double oven and separate hob, built-in under counter fridge, sink and drainer. Radiator and understairs storage cupboard area with built in cupboard and telephone point, tiled flooring, door into:

Rear Porch: 17' 2" x 3' 9" (5.227m x 1.138m) Quarry tiled floor, doors leading to rear.

Utility room: 9' 3" x 6' 1" (2.817m x 1.850m) Fitted base units with matching eye level wall cupboards and worktop over. Worcester oil fired boiler, space and

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.

plumbing for washing machine, quarry tiled floor, storage cupboard.

Downstairs WC: WC with handwash basin and storage cupboard, quarry tiled floor.

Stairs and Landing:

Bedroom One: 12' 2" x 11' 9" (3.721m x 3.589m)
Carpet flooring, radiator and double glazed window to the front aspect. Wardrobes with matching dressing table and bedside tables.

Bedroom Two: 12' 3" x 11' 6" (3.744m x 3.501m)
Double glazed window to the front aspect, carpet flooring and radiator.



Bedroom Three: 7' 6" x 11' 7" (2.28m x 3.52m)
Carpet flooring, radiator and double glazed window to rear aspect.

Shower Room: 11' 4" x 7' 5" (3.45m x 2.25m)
White suite comprising: Fully tiled walk-in shower, WC, handwash basin. Radiator, airing cupboard housing hot water cylinder, vinyl flooring.

Detached Garage with electric door: 16' 1" x 15' 4" (4.91m x 4.67m) Side pedestrian door, power and lights.

Externally: Lawned areas to side and rear of the property with paved patio area and timber storage shed. Gated driveway with ample parking and turning area and detached Garage. The front of the property can be accessed by a pedestrian gate.

Viewing Information: To arrange a viewing, please contact the agent's Oswestry office.

Further 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.

Holding Deposit: Holding deposit of £276.00.

Deposit: Deposit of £1384.00.

EPC Rating: EPC Rating D|55.

Council Tax: Council Tax Band 'F'.

Tenure: We are informed that the property is freehold.

Agents Note: The landlord will arrange for a gardener to cut the lawn on a regular basis. The water rates are included in the monthly rent.





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steeped in heritage
with a forward
thinking outlook.

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