

# BOWEN

PROPERTY SINCE 1862



£950 per Calendar Month

The Coach House, Bryn Eglwys, Castle Road, Chirk,  
LL14 5BS

🛏 3 Bedrooms

🚿 2 Bathrooms

## The Coach House, Bryn Eglwys, Castle Road, Chirk LL14 5BS



### 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

Quiet town centre location with courtyard garden  
Flexible accommodation over two floors  
Oil fired central heating  
EPC "D" (57) / Council Tax " C " / Freehold  
Holding Deposit £219  
Security Deposit £1096

### Accommodation

**Property Summary:** The Coach House comprises two self-contained yet interconnected one bedroom apartments and offers very flexible accommodation over two floors. The accommodation briefly comprises: Two/three bedrooms, one/two sitting rooms, two shower rooms and two kitchens (the smaller could substitute as a utility). There is off road parking for one car and a courtyard style garden. The property is offered to Let under a single tenancy agreement with no sub-letting allowed. It is not a long term rental proposition (likely to be 1 year to 18months). There is underfloor heating to the ground floor and radiator heating to the first floor provided by the oil-fired boiler situation on the ground floor.

### Stable style part glazed door into:

**Sitting / Dining Room:** 13' 1" x 11' 10" (3.99m x 3.6m)  
Wood flooring. Radiator. Recessed spotlights. Two built in storage lockers with archway to:

**Kitchen:** 10' 10" x 9' 11" (3.31m x 3.01m) Full range of wall and base units. One and half bowl stainless steel sink and drainer. Granite effect work surfaces. Built in electric oven. Ceramic hob with extractor over. Integrated dish washer. Fridge/freezer, washing machine and dishwasher (do not form part of the agreement to lease and are not tested). Oil fired central heating boiler. Two recessed windows and skylight. Part glazed door to courtyard.

**Bedroom 3 / Sitting Room:** 12' 11" x 11' 5" (3.94m x 3.47m) Two windows to front. Wood flooring. three built in cupboards with hanging and shelving.

**Inner lobby:** Could be used as a study area.

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.

**Downstairs Shower Room:** 7' 8" x 6' 6" (2.34m x 1.98m) Shower cubicle, basin and WC.

**Hall and stairs to first floor.:** Secondary external door.

**Bedroom 1:** 9' 11" x 9' 4" (3.02m x 2.85m) Window to front. Radiator. Downlights.

**Kitchen/Utility Room:** 9' 9" x 5' 11" (2.97m x 1.81m) Range of wall and base units. Stainless steel sink and drainer. 2 ring ceramic hob. Sky light.

**Bedroom 2 / Sitting Room:** 13' 9" x 12' 6" (4.18m x 3.8m) Floor level window to front, window to rear and three window "slits". Exposed beams. Radiators x 2.

**Outside:** There is parking for one car & courtyard..

**Holding Deposit:** £219.00 To apply for this property you will be required to complete an Agreement to Lease document which describes the circumstances in which the holding deposit may or may not be refunded.

**Security Deposit:** £1,096.00 This amount will be protected by TDS (The Dispute Service)

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 (The Property Redress Scheme) and licensed by Rent Smart Wales.





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steeped in heritage  
with a forward  
thinking outlook.

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