



7 BRYN Y PYS COURT

OVERTON | WREXHAM | LL13 0EJ



A well designed two-bedroom, ground floor apartment boasting allocated off-street parking, ideal for First Time Buyers and Investors, situated in the centre of the sought after village of Overton-On-Dee.

£700 Per Calendar Month



- Ground Floor
- Gas Fired Central Heating
- Parking Space
- Communal Courtyard Area
- Convenient Location
- Available Immediately

DESCRIPTION

The property occupies a convenient position within the eternally popular village of Overton-On-Dee, which retains a traditional ambience and provides a respectable range of day to day amenities for its size, including Primary School, Convenience Stores, Petrol Station, Church, Cafe, and Medical Facilities.

The village is well connected to the wider area and is usefully positioned for access to the nearby lakeland town of Ellesmere, which enjoys a broader range of conveniences, with the county centre of Wrexham positioned some 6 miles to the north.

The property is situated on the ground floor and provides well proportioned and well presented living accommodation usefully arranged across a single storey, which comprises a comfortable Living Room, Kitchen/Breakfast Room, Two Bedrooms, and a family Bathroom.

Externally, the property enjoys access to a communal courtyard and a dedicated parking space.



SITUATION

7 Bryn-Y-Pys Court is situated in a small and mature development a short distance from the centre of the popular village of Overton-On-Dee. Overton-On-Dee is an extremely popular and well known having excellent local amenities to include a Primary School, Doctors Surgery, Village Shops and Parish Church to name but a few. Whilst enjoying this convenient location, the property is still only 7 miles from Wrexham and 6 miles from Ellesmere, both of which, have a more comprehensive range of amenities of all kinds. The county towns of Chester (18 miles) and Shrewsbury (25 miles) are, also, within easy commuting distance.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftons C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

OUTSIDE

There is an allocated carparking space positioned to the rear of the property (first space adjacent to lamppost).

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DIRECTIONS

Leave Ellesmere to the north via Grange Road in the direction of Overton-On-Dee. After entering the village, and shortly before the T junction, a left hand turn leads into Bryn Y Pys Court, where number 7 is positioned immediately on the left.



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.

TERMS

The property will be offered on an initial six month Occupation Contract, with longer term occupants preferred.

Pets to be declared prior to viewing.

SERVICES

We are advised that the property benefits from mains gas, electric, water, and drainage.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is in Council Tax band 'C'.

VIEWINGS

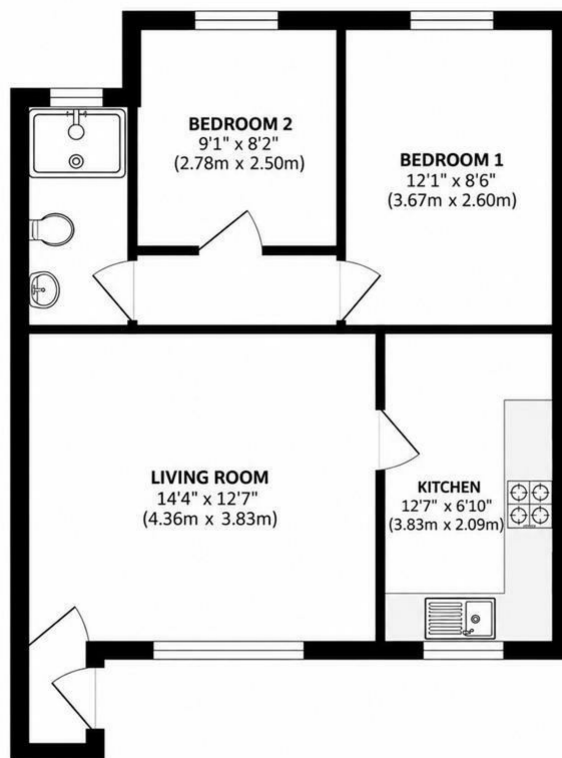
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



Ground Floor

48.1 sq.m. / 518 sq.ft. approx.

For identification only - Not to scale



GROUND FLOOR

This floorplan is for illustrative purposes only and is not to scale. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Windows, doors and other items are approximate and for guidance only. This plan is not intended to form part of any contract and should not be relied upon as a statement of fact. Prospective purchasers should satisfy themselves by inspection or otherwise. Plan produced for Halls. Ref: A123456



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		

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Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



ELLESMERE LETTINGS

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

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www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.