

3 THE PINES

PENLEY | WREXHAM | LL13 0FJ







A modern and very well presented, three bedroom, semi-detached property benefitting from stylish internal décor, driveway parking, and excellent rural views to the rear, situated in the popular, border village of Penley.

£900





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- **Modern Property**
- **Very Well Presented**
- **Master with En-Suite**
- **Popular Location**
- **Excellent Rural Views**
- **Close to Amenities**

DESCRIPTION

Situated in Penley, a popular village on the Welsh/English border which benefits from a number of amenities, including shops and the Maelor School, whilst also being well located for access to the larger centres of Ellesmere, Wrexham, and Shrewsbury.

Internally, the property is very well presented and comprises, on the ground floor, a Living Room, Cloakroom, and Kitchen/Dining Room, with, to the first floor, Three Bedrooms (the Master boasting an En-Suite), and a Family Bathroom.

Externally, the property is complimented by front and rear gardens, the latter of which opens onto open farmland and offers excellent rural views. To the side of the property is parking for 2 vehicles.

LIVING ROOM

14'9" x 9'10" (4.5 x 3)

CLOAKROOM

KITCHEN/DINING ROOM

16'4" x10'2" (5 x3.1)

BEDROOM ONE

11'8" x 10'2" (3.56 x 3.12)

EN-SUITE

BEDROOM TWO

13'3" x 10'2" (4.04 x 3.12)

BEDROOM THREE

8'7" x 6'2" (2.62 x 1.88)

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

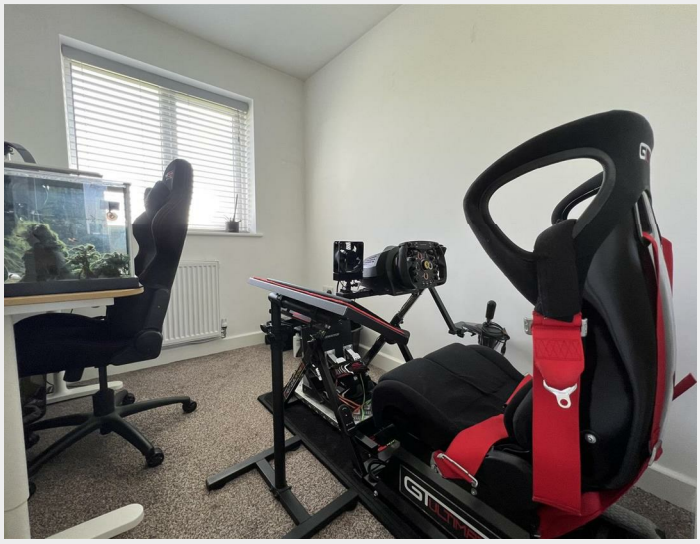
The property will be offered on an initial six month fixed term Occupation Contract. however longer term occupants are preferred.

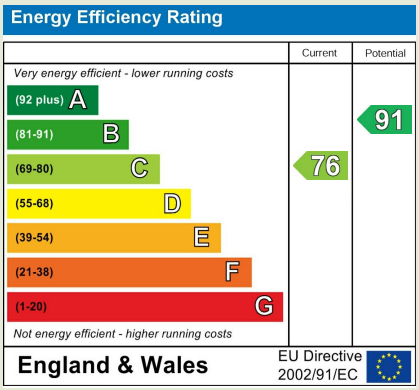
Pets to be declared prior to viewing.

VIEWINGS

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







Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

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.

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Halls 1845

ELLESMERE LETTINGS

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