

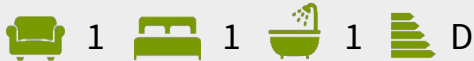


**36 MARKET STREET**  
| LLANGOLLEN | | LL20 8PS



A charming one-bedroom mid-terraced home in the heart of Llangollen, offering well-presented accommodation with a bright living space, fitted kitchen and spacious bedroom, ideally suited to a single occupant or professional couple.

**£825 PCM**



- Charming one-bedroom mid-terraced home in the heart of Llangollen
- Finished to a high standard throughout
- Walking distance to shops, cafés, restaurants and local amenities
- Ideal for a single occupant or professional couple

## DESCRIPTION

Market Street is a charming one-bedroom mid-terraced property, finished to a high standard throughout and ideally situated in the heart of Llangollen, offering convenient access to the town's shops, cafés, restaurants and local amenities.

This well-presented home provides comfortable and practical accommodation, full of character and perfectly suited to a single occupant or professional couple. The property benefits from a bright living space, modern fitted kitchen, well-proportioned bedroom and bathroom, all presented to an excellent standard and within walking distance of everything Llangollen has to offer.

A fantastic opportunity to rent a beautifully maintained home in this highly sought-after market town.

## EXTERNAL

Shared rear courtyard, with sole access to new garden shed, fit for bikes, scooters and other items.



## DIRECTIONS

From Halls office in Oswestry, proceed out of town and join the A5 heading towards Chirk. Continue along the Chirk bypass before taking the left turn signposted for Llangollen. Follow this road through Froncysyllte and continue onward into Llangollen. Proceed along Berwyn Street, then turn right onto Market Street, where the property will be found on the left-hand side.

## HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

## SECURITY DEPOSIT

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## TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

## LOCAL AUTHORITY

Denbighshire County Council

## COUNCIL TAX

Band B.

## EPC

D.

## SERVICES

Mains water, electricity, drainage and gas central heating.

## VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



## OSWESTRY LETTINGS

20 Church Street | Oswestry | Shropshire | SY11 2SP

☎ 01691 670320 ✉ [oswestry.lettings@hallsgb.com](mailto:oswestry.lettings@hallsgb.com)

➡ [www.hallsgb.com](http://www.hallsgb.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.