

BOWEN

PROPERTY SINCE 1862



£825 Per Calendar Month

8, Coed Afon, Llangollen LL20 8LB

🏠 2 Bedrooms

🚿 1 Bathrooms

8, Coed Afon, Llangollen LL20 8LB



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.

bowen.uk.com

General Remarks

Two bed semi-detached house
Off road parking & gardens
Downstairs toilet & bathroom
EPC D (67) / Freehold / Council Tax C
Holding deposit £190
Security deposit £951

Accommodation

Entrance Hall: Tiled floor. Radiator

Sitting Room: 13' 9" x 11' 11" (4.18m x 3.62m)
Electric feature fire. Radiator.

Kitchen/Dining Room: 12' 2" x 10' 10" (3.71m x 3.3m) Door to back garden. Wall and base units with work surface over. Integrated oven and ceramic hob, Extractor hood. Stainless steel sink and drainer. Tiled floor. Inner hall to:

Toilet: W.C

Bedroom One: 3.64 Radiator. Two built in storage cupboards.

Bedroom Two: 12' 6" x 7' 11" (3.82m x 2.41m)
Radiator.

Bathroom: 8' 11" x 6' 11" (2.73m x 2.10m) Suite comprising W.C. wash hand basin and bath with glazed shower screen and shower over. Radiator. Part tiled walls. Storage cupboard.

Outside: Off road parking. Small front garden. Side access leading to good sized rear garden with river view at bottom.

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.

Holding Deposit: £190.00 To apply for this property you will be required to complete an Agreement to Contract document which describes the circumstances in which the holding deposit may or may not be refunded.

Security Deposit: £951.00 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.





A property business
steeped in heritage
with a forward
thinking outlook.

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