

BOWEN

PROPERTY SINCE 1862



£665 per Calendar Month

2, Pen Y Bryn, Nantyr, Llangollen LL20 7DD

🏠 2 Bedrooms

🚿 1 Bathrooms

2, Pen Y Bryn, Nantyr, Llangollen LL20 7DD



Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

bowen.uk.com

General Remarks

Very rural location on working farm
Oil fired CH, solar panels & double glazing
Wood burning stove, garden and carport
EPC C / Council Tax Band B / Freehold
Holding deposit £153
Security deposit £767

Accommodation

Front door to : Entrance Hall, stairs rising to first floor

Sitting Room: 13' 0" x 12' 10" (3.97m x 3.29m) Window to front. Radiator. Fireplace with slate hearth. Wood burning stove. Understairs cupboard housing oil fired central heating boiler. Glazed door to:

Kitchen/Diner: 16' 1" x 6' 7" (4.9m x 2.01m) Windows to rear. Back door leading to parking and carport. Quarry tiled floor. Range of kitchen units with stainless steel sink and drainer and electric cooker with ceramic hob. Plumbing for washing machine. Wall mounted shelving. Radiator.

Bedroom One: 12' 9" x 10' 0" (3.88m x 3.05m) Window to front. Radiator. Feature cast iron fireplace (not in use). Fitted wardrobe cupboard.

Bedroom Two: 9' 8" x 7' 7" (2.94m x 2.32m) Window to rear. Radiator.

Bathroom: 8' 1" x 6' 5" (2.47m x 1.96m) Window to rear. Radiator. Wash hand basin, WC and bath with shower over and glazed shower screen.

Outside: There is a carport and further parking. Garden to side and front enclosed by picket fencing and hedging. Mainly laid to lawn with side path and patio area.

Holding Deposit: £153.00 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: £767.00 This amount will be protected by TDS (The Dispute Service)

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.

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.

Important Information: This property forms part of a large estate run as an organic farm. The property is served by a private water supply currently costing £22.75 pm. Drainage is also private and the annual cost of emptying the septic tank is currently £200.00. During bad weather the area of Nantyr can be prone to power cuts and can sometimes be snowed-in during the winter months dependant on weather/vehicle.

Directions: From Chirk proceed to the village of Glyn Ceiriog, continue straight over the roundabout in the centre of the village before taking the third right turning onto Nantyr Road. Carry on up the hill and continue straight ahead.

After approx.. 2.5 miles you will see the old Outdoor Activity Centre on your right. Carry straight on until you reach the end of the road and a pair of gates. Go through the left-hand gate up the farm road and bear right at the fork. Follow up this road taking the left hand fork up the hill. Pen Y Bryn Cottages will be seen up on the left.





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

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