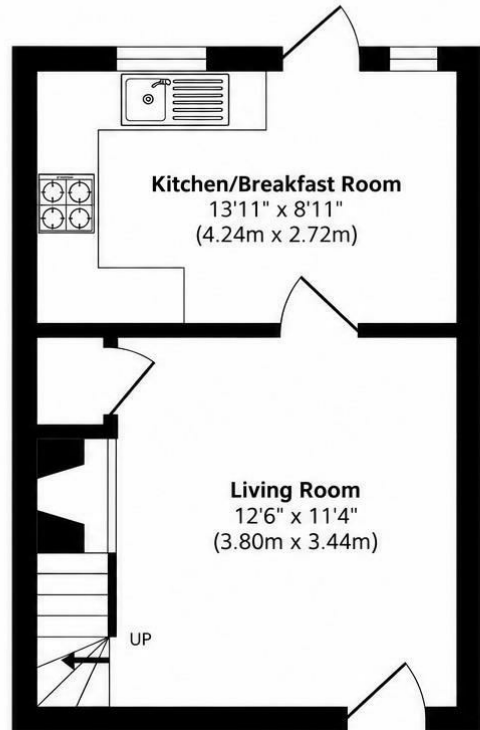
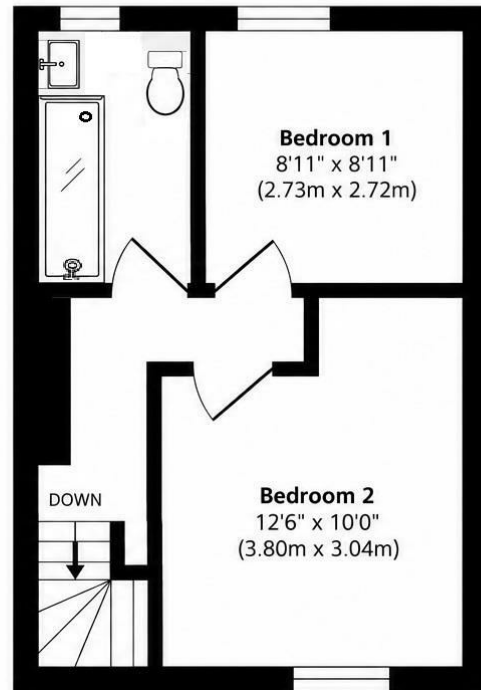


Halls

Approximate Area = 579 sq.ft. (53.8 sq.m.)
Ground Floor = 289 sq.ft. (26.8 sq.m.)
First Floor = 291 sq.ft. (27.0 sq.m.)
Total = 579 sq.ft. (53.8 sq.m.)
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Halls. REF: 1355282



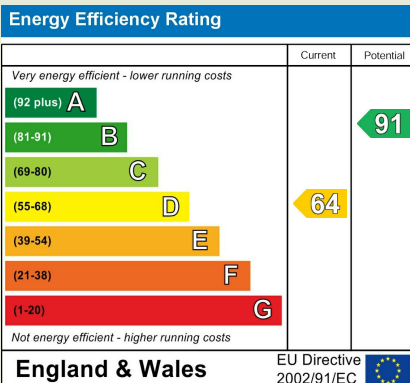
4 DISPENSARY ROW OVERTON || WREXHAM | LL13 0DU



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.



ELLESMERE SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied

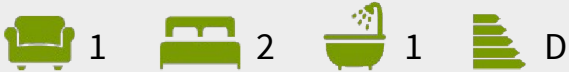
upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. 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. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. 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. For further information, please contact Halls Holdings Ltd on 01743 450700.

A recently and comprehensively modernised two-bedroom Grade II listed period village cottage boasting over 600 sq ft of sympathetically renovated living accommodation, alongside generous gardens which extend to circa 145ft; enviably positioned within the heart of the popular village of Overton-On-Dee.

£850 Per Calendar Month

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- **Comprehensively Modernised**
- **Period Cottage**
- **Contemporary Interior**
- **Circa 145ft Gardens**
- **Village Centre Location**
- **Available Long Term**

DESCRIPTION

4 Dispensary Row is a recently and comprehensively modernised period village centre cottage positioned within an attractive terrace of Grade II listed character homes. The property has been sympathetically renovated to now offer over 600 sq ft of attractively presented living accommodation which combines historic features with contemporary finishes.

The ground floor opens into a cosy living room with open fire and ample space for seating, this leading through to a recently installed kitchen with breakfast area to the side. The ground floor is complemented by two first bedrooms both served by a stylish shower room.

Externally, the home is complemented by extensive gardens which feature a paved patio area positioned immediately beyond the back door, this providing an excellent spot for outdoor dining and entertaining and leading on to an area of lawn with timber storage shed. The northernmost element of the garden has been gently re-wilded and now provides a haven for local wildlife.



SITUATION

Dispensary Row is an attractive terrace of grade II listed period homes situated 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.

N.B.

A number of the furnishing may be available for purchase.

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.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TERMS

The property will be offered on an initial 6 month Occupation Contract with longer term occupants preferred.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'C' on the Wrexham County Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

