

# BOWEN

PROPERTY SINCE 1862



£1,250.00 Per Calendar Month

7, Bryn Hyfryd, Llangollen LL20 8BZ

🏠 4 Bedrooms

🚿 3 Bathrooms

## 7, Bryn Hyfryd, Llangollen LL20 8BZ



### 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](http://bowen.uk.com)

### General Remarks

Detached Residence  
4 Bedroom 3 Bathrooms  
Extensive Views, garage and driveway  
EPC "B" (85) / Council Tax "F" / Freehold  
Holding Deposit £288  
Security Deposit £1,442

### Accommodation

**Entrance Hallway:** Stairs to first and second floors.

**Cloak Room:** Window to side. W.C and basin. Wood laminate flooring.

**Sitting Room:** 16' 4" x 11' 5" (4.99m x 3.49m) Window to front, Radiator.

**Kitchen/Dining Room:** 19' 0" x 10' 9" (5.79m x 3.28m) Fully fitted Kitchen with integrated Electric oven and gas hob with extractor over; stainless steel sink and drainer; dishwasher; fridge freezer and washing machine. Wood laminate flooring. Window and patio doors to rear.

**Bedroom 1:** 12' 8" x 12' 8" (3.85m x 3.86m) With en-suite shower room. Window. Radiator.

**Bedroom 2:** 10' 10" x 7' 2" (3.3m x 2.18m) Window and radiator.

**Bedroom 3:** 7' 10" x 7' 2" (2.39m x 2.18m) Window and Radiator.

**Study/Nursery:** 7' 4" x 4' 0" (2.24m x 1.23m) Window and radiator.

**Family Bathroom:** 5' 9" x 7' 0" (1.76m x 2.13m) Modern suite of bath with shower over, basin and W.C. Extractor fan. Window to side. Heated towel rail. Wood laminate flooring.

**Master bedroom:** 18' 8" x 12' 10" (5.69m x 3.92m) Dormer window to front and Velux window to rear. Radiator.

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.

**En-suite shower room:** 7' 3" x 8' 2" (2.22m x 2.5m)  
Spacious ensuite with walk in shower, basin and W.C.  
Velux style window. Heated towel rail.

**Outside:** The front garden is laid to lawn with shrub border and path to front door. There is a drive leading to a single garage with side gate to garden. To the rear there is a paved patio area with steps down to a lawned area.

**Holding deposit:** £288.00 To apply for this property you will be required to complete and Agreement to Lease document which describes the circumstances in which the holding deposit may or may not be refunded

**Security Deposit:** £1,442.00 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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