

BOWEN

PROPERTY SINCE 1862



£985 Per Calendar Month

Ty Brith, Eglwyseg, Llangollen LL20 8EH

🏠 4 Bedrooms

🚿 1 Bathrooms

Ty Brith, Eglwyseg, Llangollen LL20 8EH



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

Rural location near Llangollen, four bedrooms
Character features and three woodburning stoves
Oil fired central heating / private water and drainage
EPC "E" (40) / Council Tax G / Freehold
Holding Deposit £227.00
Security Deposit £1,136.00

Accommodation

Upvc Front door into:

Hall Reception : 12' 2" x 11' 8" (3.7m x 3.56m) Inglenook fireplace with woodburning stove on quarry tiled hearth. Slate flooring. Sash window to front. Radiator. Understairs storage cupboard. Walk in store cupboard with shelving. Stairs to first floor.

Sitting Room: 14' 9" x 11' 3" (4.49m x 3.43m) Fireplace with woodburning stove on tiled hearth. Sash window to front. Radiator. Corner shelving and shelved alcove.

Kitchen/Breakfast Room: 13' 10" x 13' 3" (4.21m x 4.05m) Inglenook fireplace with woodburning stove on slate hearth. Full range of wall and base units with work surface over. Single drainer sink with mixer tap. Ceramic hob and double oven. Three sash windows to front.

Rear hall: 13' 9" x 5' 10" (4.2m x 1.79m) uPVC door to side. Tiled floor. Windows to rear. Door to cloakroom with basin and WC. Door to:

Utility Room: 13' 3" x 11' 7" (4.05m x 3.52m) Windows to rear. Base and wall units with work surface over. Single drainer sink with mixer tap. Washing machine. oil fired boiler. Built in pine storage cupboard

Bedroom One: 12' 4" x 11' 8" (3.77m x 3.55m) Sash window to front. Radiator. Storage cupboard with hanging alcove with shelving.

Bedroom Two: 12' 2" x 11' 5" (3.72m x 3.47m) Sash window to front. 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.

Bedroom Three: 13' 10" x 9' 11" (4.21m x 3.01m)
Window to rear. Radiator.

Bedroom Four: 11' 1" x 7' 10" (3.39m x 2.39m)
Window to rear. Radiator. Storage cupboard with shelving.

Family Bathroom: 13' 5" x 5' 4" (4.10m x 1.63m) Bath with electric shower over. W.C. Wash basin.

Outside: Shared drive accessing Ty Brith and Bwthyn Brith. There is a large area of hard standing to the side of the property and a large wooden shed. A path leads around the rear. Oil tank

Holding Deposit: £227.00 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: £1,136.00 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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