

TO LET

Upper Lodge, Argoed Lane, Overton, Wrexham, LL13 0HH



- 2 bedroom sandstone lodge property overlooking the Bryn-y-Pys Estate Park, Overton
- Small lawned garden enclosed by sandstone walls
- Off road parking and log shed. Outbuilding with electricity and plumbing for washing machine
- Modern A rated oil boiler and new carpets
- Available immediately
- Council Tax Band E. EPC Rating – 46E.

RENT: £900 PER CALENDAR MONTH

DEPOSIT: £1,000

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DESCRIPTION

A two-bedroom sandstone lodge property overlooking the Bryn-y-pys Estate park in the parish of Overton, Nr. Wrexham. The property has a small lawned garden enclosed by sandstone walls and having off road parking.

It has the benefit of a modern A rated oil boiler and new carpets. It is situated within walking distance of Overton village.

ACCOMMODATION

Ground Floor

Kitchen (11'4 x 5'4) - The kitchen comprises of base units and wall units with space for electric oven and fridge. Tiled floor and leading through to:-

Dining Room (9'10 x 7'9) - with feature fireplace and carpeted

Sitting Room (13'6 x 12'4) - having an open fireplace and carpeted.

Entrance Hall

Bathroom – (5'11 x 5'9) - with bath, WC and pedestal hand basin with tiled floor.

Bedroom No 1 – (10'6 x 9'10) - with recess for cupboard and two further cupboards. Carpeted.

Bedroom No 2 - (9'5 x 8'1) - carpeted.

Outside

The garden which comprises of grass lawn, borders and wooded area is enclosed by sandstone walls and metal railings. An Outbuilding has the benefit of

electricity and plumbing for a washing machine. Log shed.

SERVICES

We understand mains water and electricity are connected to the property. Sewage is via a septic tank drainage system.

ENERGY PERFORMANCE CERTIFICATE

46 E

COUNCIL TAX

According to Wrexham Council website, the property is in Band E for Council Tax purposes.

TENURE

The property is available to let for a minimum term of 12 months, or longer, and which can be discussed with the Landlord.

Pets welcome.

No smokers.

VIEWINGS

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on admin@forgeproperty.co.uk

Agents Note: All photos and property information supplied by Client.

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