

BOWEN

PROPERTY SINCE 1862



£720 Per Calendar Month

2, Trevor Row, Chirk LL14 5HE

 3 Bedrooms

 1 Bathrooms

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General Remarks

Three bedrooms & modern bath room
Lounge / diner with wood burning stove
High heat retention storage heaters
EPC "D" (59) / Council Tax B / Freehold
Holding Deposit £166
Security Deposit £830

Accommodation

Entrance Hall: Quarry tiled floor, storage heater.

Sitting / Dining Room: 17' 8" x 10' 4" (5.374m x 3.138m)
Windows to front and rear. Storage heater. Fireplace with woodburning stove on quarry tiled hearth. Understairs storage cupboard.

Kitchen: 11' 4" x 7' 9" (3.453m x 2.352m) Quarry tiled floor. Window and part glazed door to rear. Range of grey fronted wall and base units with work surface over. Acrylic splashbacks. Space for electric cooker. Space for under counter fridge. Stainless steel sink and drainer. Storage heater.

Walk-in Pantry: 6' 1" x 2' 9" (1.855m x .83m) High level window. Quarry tiled floor. Coat hooks.

Stairs to first floor landing: Window to rear. Storage heater. Airing cupboard with hot water tank and immersion heater.

Bedroom One: 10' 5" max into alcove x 10' 7" (3.167m x 3.226m) plus recess Window to front. Storage heater.

Bedroom Two: 12' 3" x 7' 4" (3.736m x 2.246m) Window to front. Storage heater.

Bedroom Three: 9' 10" x 8' 10" (3m x 2.7m) Window to rear. Storage heater.

Securing your tenancy

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

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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.

Bathroom: 6' 7" x 5' 6" (1.999m x 1.665m) Window to rear. Storage heater. Vinyl flooring. WC, basin and bath with electric shower over with glazed shower screen. Extractor fan.

Outside: The enclosed front garden is laid lawn with a gravelled path across the front (next door has a pedestrian right of way). To the rear there is a concrete yard again with a right of access for next door. Outside tap and brick outbuilding with plumbing for washing machine.

Holding Deposit: £166.00 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: £830.00 This amount will be protected by TDS (The Dispute Service)

Bowen Son and Watson is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson 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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