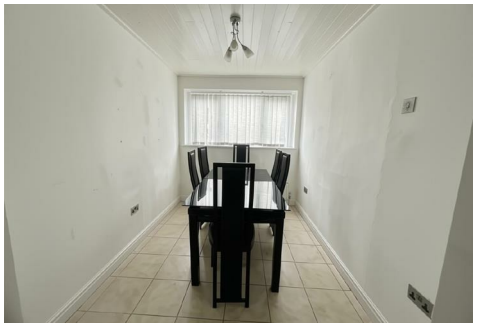
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residential sales & lettings









51 Heol Bryniog, Wrexham, LL11 3HW

£850 Per Month

AVAILABLE FROM 20th NOVEMBER* Well presented 2 bed mid terrace, located in the popular village of Coedpoeth. The village provides Welsh and English primary schools, doctors, health care centre, dentist, opticians, post office, grocers, convenience stores and much more.
Internally there is an entrance hallway leading to the living room/diner and kitchen. There are two double size bedrooms upstairs and a family bathroom. Both bedrooms comprise of storage cupboards. This property benefits from gas central heating and double glazing throughout.
To arrange a viewing please use contact agent button.

UPVC door with decorative glazed panel and glass side panels to hallway.

Hallway

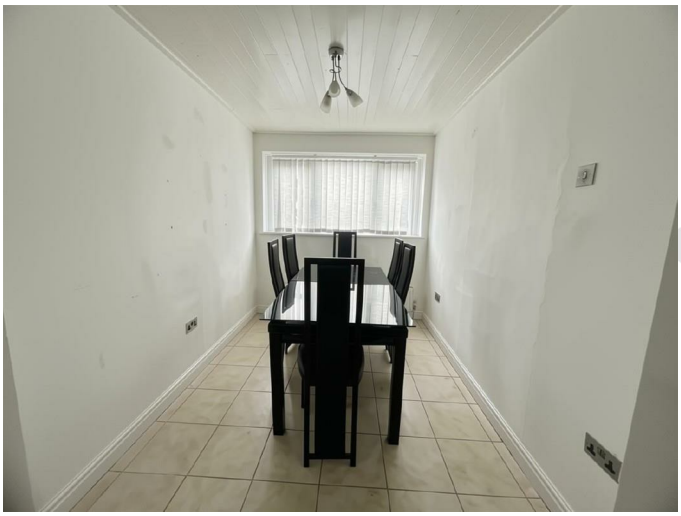
Wood effect floor, radiator, smoke detector, stairs rising. Under stairs storage. Doors off:

Lounge 19'5" x 11'1" (5.93 x 3.37)



UPVC window to front. Radiator, tv and telephone point. Feature fireplace with living flame gas fire inset. Radiator, archway leading to dining area.

Dining Room 9'9" x 7'2" (2.96 x 2.19)



UPVC window to rear. Radiator and tiled floor.

Kitchen 11'9" x 7'5" (3.57 x 2.26)



Modern wood effect fitted units with complimentary worktops. Round stainless steel sink and drainer with chrome mixer tap over. Slot in cooker with extractor over. Space for dishwasher, washing machine and fridge freezer. UPVC door to rear with two UPVC windows to either side. Fully tiled walls with wood effect flooring.

First Floor Landing

Access to attic. Smoke detector. Doors off to.

Bedroom 1 14'4" max x 8'11" (4.37 max x 2.73)





UPVC window to front. Radiator. Storage cupboard with shelving and housing gas combi boiler.

Bedroom 2 10'4" x 10'4" (3.16 x 3.15)





UPVC window to rear. Radiator, storage cupboard with shelving.

Bathroom




UPVC window to rear. Vinyl floor, fully tiled walls. White suite with panelled bath, electric shower over with mixer taps to the side. Low level toilet and pedestal wash hand basin with mixer tap.

Front Garden



Bounded by wooden fence, gravelled area with a shared path leading to rear of property. Side wooden gate to rear.

Rear Garden



Low maintenance enclosed rear garden with brick storage shed

Tenants charges

TENANT FEE GUIDE

For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances.

For a full list of these, please see our Tenants Fee Guide below:

Holding Deposit The equivalent to 1 weeks rent (per tenancy)
(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

Deposit The equivalent of 4/5 weeks rent (per

tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 3% above the Bank of England Base Rate

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arears.

Lost Keys / Security Devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.
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Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

• Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.
• Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.
• Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.
• These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Payments in Default

A payment in default is a payment required by the landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

• Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.

• Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.

• Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.

• Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, suck as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

Other Permitted Payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

Tenant Protection

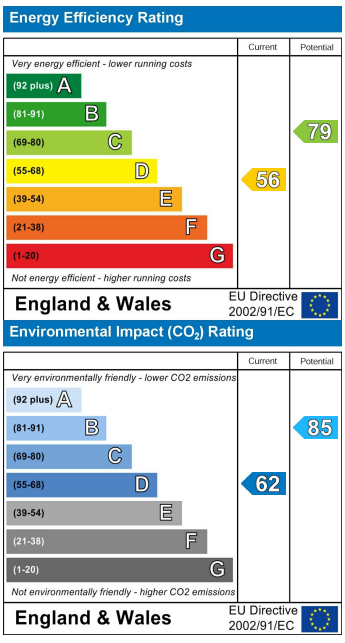
Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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