

BOWEN

PROPERTY SINCE 1862



£975 Per Calendar Month

17 Plas Derwen, Abbey Road, Llangollen LL20 8EF

3 Bedrooms

2 Bathrooms

17 Plas Derwen, Abbey Road, Llangollen LL20 8EF



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

General Remarks

Three-bedroom apartment
Spacious accommodation
Gas fired under floor heating
Open-plan living
EPC 2"B" (83) / Council Tax D / Leasehold
Holding Deposit £225 / Security Deposit £1125
Rent includes Service Charges

Accommodation

Entrance Hallway: Wooden door to the side elevation. Storage cupboard. Telephone entry system. Down-lighters. Under-floor heating.

Open Plan Lounge/Diner: 23' 11" x 16' 3" (7.3m x 4.95m) max measurements Two PVCu double glazed windows to the front elevation. PVCu double glazed French doors to the side elevation. PVCu double glazed door leads to a balcony. Under-floor heating.

Kitchen Area: 12' 8" x 7' 8" (3.85m x 2.34m) Modern wall and base units with complementary granite-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with integral mixer tap. Integral gas hob and cooker hood. Integral electric oven and built in microwave. Integral fridge and freezer. Integral dishwasher. Integral washer/dryer. Wall tiling. Vinyl floor. Down-lighters.

Dining Area: 9' 2" x 8' 7" (2.802m x 2.627m)

Bedroom One: 16' 2" x 10' 11" (4.93m x 3.32m) PVCu double glazed window to the rear elevation. Under-floor heating. Cupboard housing a "Worcester" combination boiler.

En-Suite Shower Room: PVCu double glazed window to the side elevation. White three-piece suite comprising a shower cubicle, W.C. and wash hand basin. Part tiled walls. Down-lighters.

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 Two: 11' 6" x 7' 10" (3.5m x 2.38m) PVCu double glazed window to the rear elevation. Under-floor heating.

Bedroom Three: 9' 4" x 7' 3" (2.84m x 2.2m) PVCu double glazed window to the front elevation. Built in wardrobe and drawer unit. Under-floor heating.

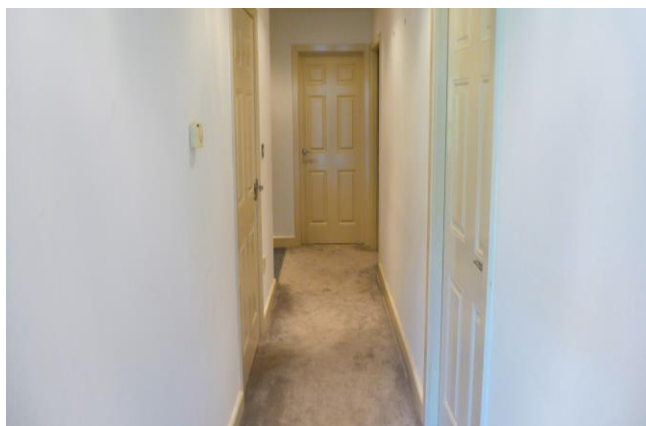
Bathroom: 12' 6" x 5' 7" (3.8m x 1.7m) Three-piece white suite comprising a panelled bath with shower over, wash hand basin set into vanity unit. Shaver point. W.C. Part tiled walls. Tiled floor. Down-lighters.

Garage & parking: Parking to the property is in the under-croft. There is a lift to all floors. Bin store and meter cupboards.

Holding Deposit: £225.00 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: £1,125.00 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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