

BOWEN

PROPERTY SINCE 1862



£800 Per Calendar Month

Webster House, Llangollen Road, Acrefair, Wrexham
LL14 3RP

🏠 3 Bedrooms

🚿 1 Bathrooms

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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

Renovated large airy three-bed semi.
Parking opposite & courtyard to rear
Gas central heating/Double glazing
EPC "D" (66) / Council Tax B / Freehold
Holding deposit £184
Security deposit £925

Accommodation

Entrance Hall: Tiled floor, stairs to first floor.

Lounge Area: 10' 8" x 11' 11" (3.252m x 3.625m) Bay window. Fireplace with feature "stove" effect electric fire. radiator.

Dining Area: 12' 0" x 10' 5" (3.647m x 3.171m) Door to rear. Radiator.

Kitchen: 10' 1" x 6' 8" (3.070m x 2.031m) Range of wall and base units with slate effect worksurfaces. Electric cooker with ceramic hob. Extractor hood. Washing machine & fridge /freezer (these are left for tenants use and do not form part of the contract). Wood effect vinyl flooring. Stainless steel sink and drainer with mixer tap. Window to rear. Understairs storage cupboard.

First floor landing:

Bedroom One: 11' 11" x 9' 9" (3.625m x 2.9828m) Window to front. Radiator.

Bedroom Two: 11' 11" x 9' 7" (3.624m x 2.923m) Window to rear. Radiator.

Study / Bedroom Three: 8' 5" x 5' 0" (2.560m x 1.517m) Window to front. Radiator.

Bathroom: 9' 1" x 6' 10" (2.760m x 2.078m) Three-piece white suite or basin, W.C. and bath with shower over (rainfall shower). 2 windows to rear. Vinyl flooring. Heated towel rail. Airing cupboard.

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.

Outside: The is small enclosed front garden and a rear Courtyard. Brick paved courtyard with side access. Two small sheds (one with old outside toilet - not in use).

Holding Deposit: £184.00 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: £923.00 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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