

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £775

5 Maybury Avenue, Glyn Ceiriog,
Llangollen, LL20 7EY

🛏 2 Bedrooms

🚿 1 Bathroom

5 Maybury Avenue, Glyn Ceiriog, Llangollen, LL20 7EY

General Remarks

Two-bedroom mid-terrace property

Located in the centre of Glyn Ceiriog in the Ceiriog Valley

Walking distance to local amenities, schools and a public house

uPVC double glazing and roof mounted solar panels

EPC Rating TBC Council Tax Band 'B'

Holding Deposit £178.00 Deposit £894.00

Accommodation

Location: Glyn Ceiriog has an excellent range of amenities including a Shop with Post Office, Sports and Community Centre, Community Cafe, Hotel and Public Houses. There is an excellent Primary school whilst there are a number of other renowned state and private schools within the area. A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking, walking and cycling trails and fishing. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool and onto the motorways beyond. Nearby Chirk also has a railway station providing services to Birmingham & Chester. Manchester and Liverpool Airports are just over an hour's drive away.

Lounge: 12' 10" x 12' 6" (3.90m x 3.81m) Timber flooring, brick surround inglenook fireplace housing wood burning stove, TV & internet points, electric storage heaters, timber entrance door with glazed panels, original feature beamed ceilings.

Kitchen: 9' 7" x 8' 6" (2.92m x 2.60m) Tile flooring, matching wall and base units with work top surface above, free standing double oven with hob and extractor hood, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, extractor fan and wall heater. Understairs store.



Rear Porch: Tile flooring, electric heater, uPVC door with glazed panel to rear elevation.

Stairs to First Floor Landing: Carpeted flooring, electric storage heater.

Bedroom 1: 12' 5" x 9' 4" (3.78m x 2.85m)
Carpeted flooring, electric storage heater.

Bedroom 2: 9' 4" x 7' 2" (2.85m x 2.19m)
Carpeted flooring, electric storage heater.

Bathroom: Laminate flooring, low level w.c., vanity sink unit, panel bath with electric shower and glazed screen, tiled walls, electric stainless steel heated towel rail.

Garden: To the front the property is approached over a good sized lawned garden with concrete patio area. A concrete courtyard to the rear leads to a shared stone outhouse and lawn with access onto 'New Road'.

EPC Rating TBC

Council Tax Band 'B'

Holding Deposit £178.00

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Tenure: We are informed that the property is freehold.



Viewing Information: For further information or to arrange a viewing please contact the sole letting agents Oswestry Office on (01691) 652367.

Further Information: 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 (Property Redress Scheme) and licensed with Rent Smart Wales.



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.