

# BOWEN

PROPERTY SINCE 1862



Monthly Rental of £595

Bwthyn Blaen, Rhiwlas, Oswestry, SY10 7JJ

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🏠 3 Bedrooms

🚿 1 Bathroom

## Bwthyn Blaen, Rhiwlas, Oswestry, SY10 7JJ

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### General Remarks

A Semi-Detached 2/3 Bedroom Cottage

Double Glazing & Central Heating

Popular Rural Location

EPC Rating - 49IE Council Tax Band 'C'

Holding deposit of £137

Deposit of £686

### Accommodation

**Location :** The property stands down a private access track between the villages of Rhiwlas and Treceiriog set within the spectacular backdrop of the Berwyn Mountains. The nearby villages of Llansilin, Llanarmon DC and Glyn Ceiriog have a good range of local amenities including shops, public houses, post offices and excellent Primary schools. A more comprehensive range of shops and facilities can be found in the nearby market town of Oswestry (6 miles) whilst the A5/A483 provide direct access to the larger town of Wrexham, Shrewsbury and the city of Chester. Nearby train stations can be found at Chirk and Gobowen

**Accommodation:** The property is constructed of rendered stone with a slate roof and is approached through an entrance porch with door into:-

**Entrance hall:** Stairs to first floor and door into:-

**Lounge:** With open stone fireplace housing a log burner. Radiator and UPVC window. Door into:-

**Rear Hallway:** Quarry tiled flooring, door to:-

**Kitchen:** Fitted kitchen with matching base and eye level units with worktop over, inset stainless steel sink and drainer. Integrated cooker and ceramic hob above. Space and plumbing for washing machine. Tiled flooring, radiator and UPVC windows.

**Ground Floor Bathroom:** Bathroom comprising of panel bath with shower over, pedestal wash hand basin, low level flush w.c and vinyl flooring. Radiator and UPVC window.

**Study/Bedroom Three:** Downstairs study or bedroom. Radiator and UPVC window.

**First Floor Landing:** Doors to:-

**Bedroom 1:** Radiator and UPVC window.

**Bedroom 2:** Radiator and UPVC window.



## Securing your tenancy

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

[bowen.uk.com](http://bowen.uk.com)



**Externally:** The property is currently surrounded by concrete yards which provide parking area.

**Services:** We are informed that the property has main electricity and serviced by private drainage system. Private water supply.

**Access:** The tenants of Bwthyn Blaen Rhiwlas Uchaf will be granted a full right of access over the existing track leading from the council maintained road.

**Directions:** From Oswestry head West toward Llansilin on the B4580. Continue on this road for approximately 3 miles until reaching Rhydycroesau. Turn right signposted Rhiwlas. Proceed through the

village of Rhiwlas and continue toward Llanarmon. At the top of the hill turn left onto the access track and continue to where the property will be found.

**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.

**Council Tax Band 'C':**

**EPC Rating - 49IE:**

**Holding Deposit £137.00 Deposit £686.00:**



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**Agents Note:** The photographs in the brochure are not current and were taken in March 2021.

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.

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

