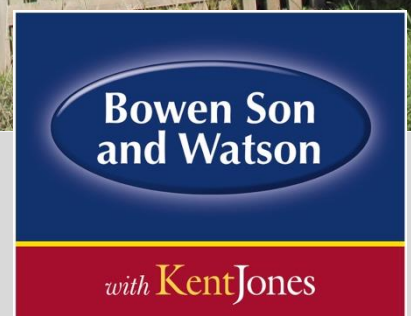




**Anvil Cottage, Bedwell Road, Cross
Lanes, Wrexham, LL13 0TR
Monthly Rental Of £650**



A two bedroom semi-detached cottage with beamed ceilings, breakfast kitchen, en-suite shower room, first floor bathroom and enclosed garden. The property is situated in the hamlet of Cross Lanes approximately four miles from Wrexham Town Centre. EPC rating D(62/87). Rent excludes the holding deposit (£150), security deposits (£750) and permitted payments- upon request further information will be provided by Bowen Son and Watson. Sorry no pets.



Anvil Cottage, Bedwell Road Wrexham, LL13 0TR

- Semi-Detached Cottage
- Breakfast Kitchen & Lounge
- Two Bedrooms, One En-Suite
- First Floor Bathroom
- Gas CH. PVCu Double Glazing
- EPC Rating D(62/87)

Entrance Vestibule

4' 6" x 4' 0" (1.37m x 1.22m)

Lounge

14' 0" x 12' 10" (4.26m x 3.91m)

Breakfast Kitchen

14' 0" x 9' 10" (4.26m x 2.99m)

Enclosed Rear Porch

4' 6" x 3' 6" (1.37m x 1.07m)

On The First Floor:

Landing

6' 7" x 3' 10" (2.01m x 1.17m)

No. 1 Bedroom

13' 4" x 10' 9" (4.06m x 3.27m)

En-Suite Shower Room

5' 3" x 3' 8" (1.60m x 1.12m)

No. 2 Bedroom

9' 10" x 7' 7" (2.99m x 2.31m)

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m)

Holding Deposit

£150. 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.

Deposit

£750. This amount will be protected by TDS (The Dispute Service Limited).

Details

Bowen Son and Watson is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Directions:

For satellite navigation use LL13 0TR. Leave Wrexham on the A525 Bangor on Dee / Whitchurch Road. Continue through the village of Marchwiel to a roundabout at which turn right. Proceed for about 400 yards to a set of traffic lights at which turn left. After about 50 yards turn first left onto Bedwell Road and "Anvil Cottage" will be seen immediately on the left screened behind a 6ft high timber fence.

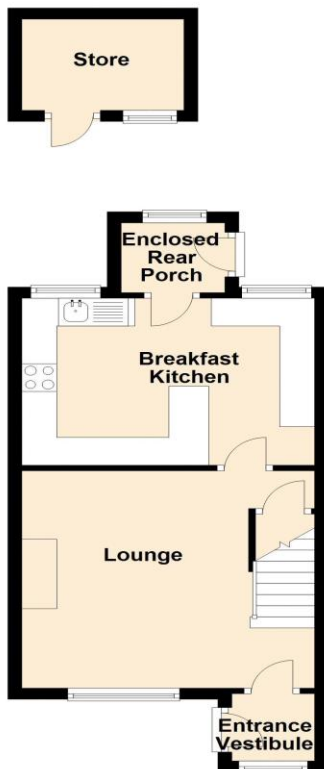


AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in 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.



Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



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Tel: 01978 340000

1 King Street Wrexham LL11 1HF
wrexham@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

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