

Awaiting Photograph

£695 Per Calendar Month

Llwyn Onn, 1 Railway Terrace, Glyndyfrdwy, Corwen
LL21 9HB

 2 Bedrooms

 1 Bathrooms

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General Remarks

Quiet semirural refurbished cottage
Air source heat pump, solar panels & double glazing
Off road parking, small outside area
EPC "A" (95) / Council Tax B / Freehold
Holding Deposit £160
Security Deposit £801

Description

Part-glazed front door:

Sitting Room: 12' 4" x 11' 10" (3.760m x 3.603m) Windows to front and side. Brick built feature fireplace. Karndean flooring. Radiator.

Kitchen: 11' 10" x 8' 10" (3.609m x 2.685m) Window to side. door to rear. Range of wall and base mounted units with integrated electric oven and ceramic hob. Extractor hood over. Stainless steel sink and drainer. Wood effect work surfaces. Karndean flooring. Stairs to first floor. Radiator. Inset ceiling lights. understairs cupboard.

Bedroom One: 11' 11" x 7' 10" (3.622m x 2.388m) Window to front. Radiator.

Bedroom Two: 8' 9" x 8' 10" (2.666m x 2.686m) Radiator. Window to rear. Cupboard over stairs house hot water tank and heating controls.

Shower Room: 7' 4" x 3' 11" (2.233m x 1.205m) Newly fitted with shower, basin and W.C. Vinyl flooring. Mirror fronted bathroom cabinet with integrated lights.

Outside: To the rear there is a seating area overlooking the brook and parking for 1-2 cars

Holding Deposit: £160.00 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: £801.00 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.

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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.

BOWEN

SINCE 1862

34 Castle Street Llangollen Denbighshire LL20 8RT

01978 860346 | bowen.uk.com | llangollensales@bowen.uk.com

