



Ymddiriedolaeth  
Genedlaethol  
National Trust

**CYMRU / WALES**

# **Ar Osod / To Let**

**PLAS GRONO LODGE, ERDDIG, WREXHAM, LL13 0YR  
£1500 y mis calendr / per calendar month**



## **DESCRIPTION**

A Grade II Listed building, 4 bedroom detached property, with large garden, located on the National Trust Erddig Estate, nr Wrexham. Newly decorated and fitted with new floor coverings.

The property is within easy access to the A525 or A483 Wrexham to Gobowen bypass. The property is a 10 minute drive to the Ruabon train station. Close to Ruabon primary and high schools.

Please note the property is located at the entrance of the Erddig Estate near a busy entrance, so there may be noise from passing traffic.

## The Property

Ground floor layout - Back door entrance to kitchen with dining room and two reception rooms. Also an entrance doorway from the front of the property to the bottom of the stairs and access into the two reception rooms.

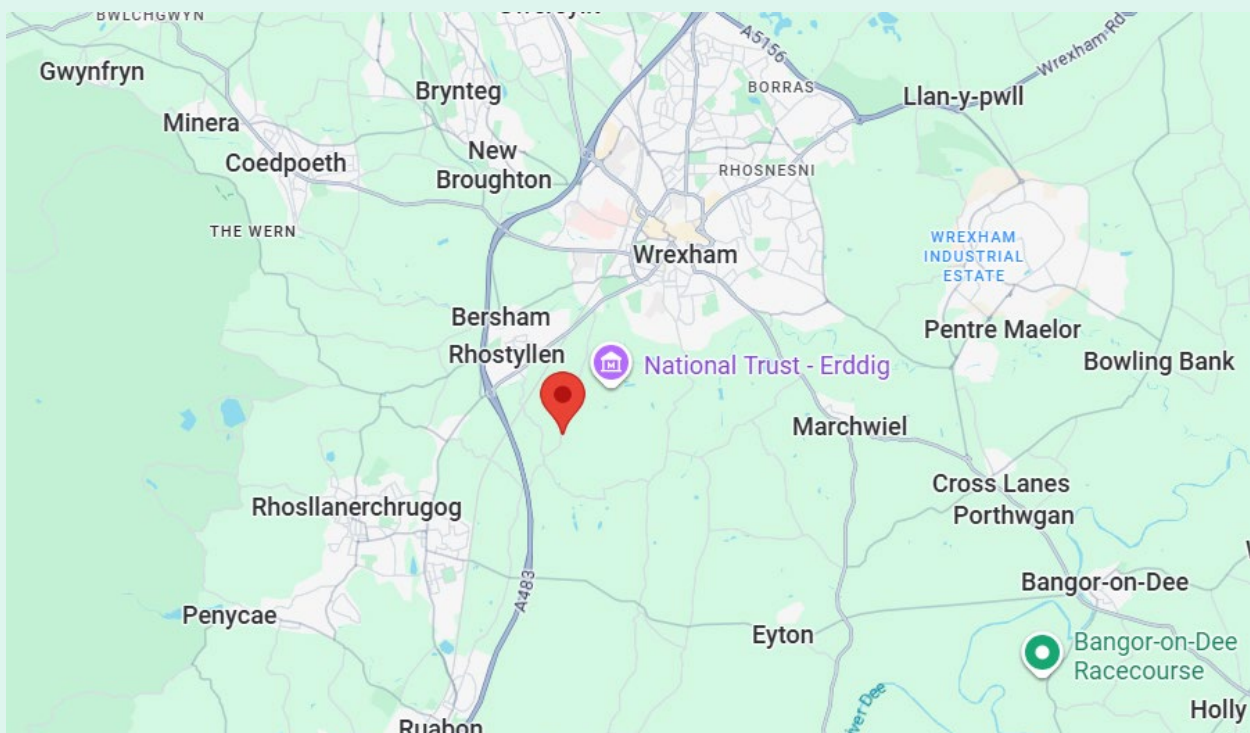
## First floor layout

Staircase up from front door. 3 double bedroom, 1 single bedroom and family bathroom with large shower cubicle.

## Directions

From the Rhostyllen, from the A483 follow the signs for Erddig along Hafod Road, at the main entrance to Erddig, the property Plas Grono Lodge is located.

## LOCATION MAP



What3Words: ///major.converter.tonal

## **The Property**

Ground Floor

Front Entrance

Hallway leading to stairs, Reception rooms 1 and 2.

### **Reception Room 1 - 3.60m x 2.97m**

Exposed beams. 2 x double sockets 1 x TV aerial socket. T & G Door, Pendant light fitting. 1 x open fire with tiled and wood surround. New carpets, Radiator.

### **Reception Room 2 - 3.1m x 3.0m**

1 external door to gain access to garden. Under stairs storage area. Access to kitchen. 1 x open fire with brick surround. Pendant light fitting. 2 x double power sockets 1 x BT phone point Cupboard housing the electrical consumer unit and key meter. Exposed beams. New carpet. Secondary glazing. Radiator.

### **Kitchen - 3.23m x 3.63m**

Howdens Burford Cream modern range of base and wall units, with single sink drainer with hot and cold mixer taps. Plumbing for 600mm washing machine and 600mm dishwasher. Wooden effect work surface with cream brick style surround between units. Secondary glazing to part. 3 x double, 4 x single power sockets. Mains heat alarm. Space for 600mm electric cooker with extractor hood above. 2 x pendant light fittings. Mains powered smoke alarm. Door through to rear elevation and dining room, access to garden.

### **Dining Room - 3.0m x 3.70m**

Exposed beams 2 x secondary glazing windows. 2 x double power socket. Pendant light fitting.

Stairs to 1<sup>st</sup> floor

### **Bedroom 1 - 3.7m x 3.1m (double)**

Pendant light fitting 2 x double power socket. 1 x Radiator 1 x secondary glazed window.

### **Bedroom 2 - 4.3m x 3.75m (double)**

Pendant light fitting. 2 x secondary glazed windows. 2 x double power sockets. Storage area above stairs. 1 x radiator.

### **Bedroom 3 - 2.9m x 3.35m (double)**

Secondary glazed windows. Pendant light fitting. 2 x double power sockets. 1 x radiator.

### **Bedroom 4 - 3.1m x 3.6m (single)**

Pendant light fitting. 1 x radiator. 2 x double power sockets. 1 x secondary glazed window overlooking garden.

## **Bathroom**

New Large enclosed shower, 1 x Towel heater. 1 x glass bathroom cabinet over toilet area. 1 x over sink mirror with light and electric shaver connections. Steeple extractor fan. Pullcord light switch. Enclosed light fitting. Storage area with radiator and shelving.

## **Outside**

Large enclosed garden with shrubs. Large timber outbuilding/garage. Gravelled path and parking area for 2 cars.

## **Services**

LPG underground tank for central heating. Electricity key meter. BT phone line.

## **Outgoings and Council Tax**

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band \* for Council Tax and the standard charge for 2026/2027 payable to Anglesey Council is £3335.00

## **Energy Performance**

The property is Grade II Listed and exempt from an EPC. The property has been registered for exemption.

## **The Contract**

The property is available to let under a Standard Occupation Contract

## **Rent**

The prospective tenant is asked to pay £1500 per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

## **Rent reviews**

The National Trust carries out rent reviews of the property every two years to open market value.

## **Insurance**

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

## **Repairing Responsibilities (Summary)**

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

## **Sub Letting**

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

## **Pets**

Pets must be discussed during the application process.

## Viewings

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 4pm on 1<sup>st</sup> July 2026**.

## Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF  
[wa.tenantenquiries@nationaltrust.org.uk](mailto:wa.tenantenquiries@nationaltrust.org.uk)

## Credit Check

The National Trust will request all interested parties to complete the Enclosed/attached Credit Reference Occupation Contract Application Form. All information contained will be handled in compliance with the Data Protection Act. Only the successful applicant will be subject to the Credit Check by the Credit Referencing Agency.

## GDPR

Our full Privacy Policy can be found online at  
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

## Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

## National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

## Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
<b>The Rent</b>	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
<b>Security Deposit and Holding Deposit</b>	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
<b>Default Payments</b>	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- <ul style="list-style-type: none"> <li>• Interest on late payment of Rent</li> <li>• Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract)</li> <li>• Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)</li> </ul>
<b>Council Tax</b>	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
<b>Utilities (Electricity, Gas and Other Fuels, Water or Sewage)</b>	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.
<b>Television Licence</b>	Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline
<b>Communication Service</b>	The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.