

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £750

8 Llys Close, Oswestry

🏠 2 Bedrooms

🚿 1 Bathroom

8 Llys Close, Oswestry, Shropshire, SY11 2UZ



General Remarks

Two bedroom mid terraced property
Within a popular residential area of Oswestry
Enclosed rear garden and off road parking
Gas central heating and uPVC double glazing
Holding deposit of £173.00
Deposit of £865.00

Accommodation

Entrance Hallway: uPVC entrance door into carpeted hallway, telephone point.

Living Room: 10' 6" x 13' 4" (3.2m x 4.06m) Wood effect flooring, flame effect gas fire with tiled surround and stone effect hearth, radiator, TV and telephone point.

Kitchen/Dining Room: 13' 6" x 9' 2" (4.11m x 2.79m) Matching base, wall and drawer units with worktop over, tiled splashback, stainless steel sink and drainer, built-in single oven and 4 ring gas hob with extractor hood over. Space and plumbing for washing machine, wall mounted gas boiler. Wood effect flooring and radiator. uPVC doors to rear garden.

Understairs Storage Cupboard: 6' 0" x 2' 10" (1.84m x 0.87m) (Limited Height) Carpet tiled flooring and wall mounted shelf.

Stairs to First Floor: Storage cupboard.

Bedroom One: 13' 6" (max) x 9' 6" (4.12m x 2.9m) Two windows to front aspect, built-in wardrobe with shelf and hanging rail, radiator.

Bedroom Two: 7' 0" x 11' 3" (max) (2.14m x 3.42m) Wood effect flooring, radiator, window to rear aspect.

Bathroom: 5' 7" x 6' 2" (1.71m x 1.88m) Fully tiled walls, grey wood effect flooring, heated towel rail, white suite comprising: low level flush WC, vanity sink unit and



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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.

panelled bath with mains shower and screen over, spotlights to ceiling.

Externally: Off road parking for one car to the front of the property. Patio area and garden laid to lawn with timber storage shed to the rear.

Viewing Information: To arrange a viewing, please contact the agent's Oswestry office.

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

Holding Deposit: Holding deposit of £173.00

Deposit: Deposit of £865.00

EPC Rating: EPC Rating C|74

Council Tax: Council Tax Band 'A'

Tenure: We are informed that the property is freehold.

Agent's Note: The photographs advertised were taken in 2024 however accurately reflect the current condition of the property.





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thinking outlook.

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