

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £695

Belle Vue, North Road, Llanymynech, SY22 6EA

 3 Bedrooms

 1 Bathroom

Belle Vue, North Road, Llanymynech, SY22 6EA



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General Remarks

Three-bedroom terraced property with cellar and attic room

Within the popular border village of Llanymynech

Private rear courtyard

uPVC double glazing and heating/hot water by a stove with a back boiler

EPC Rating 40|E Council Tax Band 'B'

Holding deposit £167.00 Deposit £836.00

Accommodation

Open Plan Kitchen/Living Room: Entrance door opens into the Open Plan Kitchen/Living Room.

Living Area: 13' 1" x 9' 3" (4m x 2.83m) Wood effect flooring, telephone point, bay window to the front aspect.

Kitchen Area: 10' 10" x 7' 4" (3.31m x 2.23m) A range of matching base, wall and drawer units with worktop surface over. Stainless steel sink and drainer, space for electric cooker and space and plumbing for a washing machine. A stove with a back boiler provides the heating and hot water. uPVC door to the rear courtyard.

Cellar: Steps down to cellar.

Stairs and Landing to First Floor: Radiator and window to rear aspect.

Bedroom One: 16' 2" x 8' 3" (4.92m x 2.51m) Radiator, bay window to the front aspect.

Bathroom: 11' 8" x 8' 4" (3.56m x 2.55m) Partly tiled walls, 2x low level flush WC's, 2x vanity sink units, 2x shower cubicles. Heated towel rail, spotlights to the ceiling. Storage cupboard housing the hot water cylinder with shelving.

Stairs and Landing to Second Floor: Window to the rear aspect. Steps to the Attic Room.

Bedroom Two: 16' 0" x 8' 6" (4.87m x 2.58m) Radiator, window to the front aspect.

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.

Bedroom Three: 11' 7" x 8' 11" (3.53m x 2.71m)

Radiator, window to the rear aspect.

Attic Room: 15' 6" x 14' 8" (4.73m x 4.46m) Velux window and carpet flooring. Ceilings either side with limited headroom.

Courtyard: A private courtyard with a right of way access into the neighbouring garden for use of the alleyway only.

EPC Rating 40|E

Council Tax Band 'B'

Holding Deposit £160.00

Deposit £801.00

Tenure: We are informed that the property is freehold.

Viewing Information: For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

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.





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