

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,000

Greenacre, Copperas Hill, Penycae

---

🏠 3 Bedrooms

🚿 1 Bathroom

## Greenacre, Copperas Hill, Penycae, Wrexham, LL14 2SD



### General Remarks

Three bedroom detached property  
uPVC double glazing and gas central heating  
Ample off-road parking and garden  
Three bedrooms and two reception rooms  
Holding deposit £230.00  
Deposit £1153.00

### Accommodation

**Entrance Hallway:** Red tiled flooring, radiator, stairs to first floor.

**Living Room:** 12' 11" x 11' 5" (3.93m x 3.48m) Parquet flooring, feature electric fireplace with surround, radiator.

**Dining Room:** 13' 0" x 11' 5" (3.95m x 3.49m) Carpet flooring, feature electric fireplace with surround, radiator.

**Kitchen:** 9' 6" x 6' 10" (2.9m x 2.09m) Matching base, wall and drawer units with worktop surface over. Stainless steel sink unit and extractor hood. Space and plumbing for washing machine, cooker and under counter fridge.

**Understairs Storage Cupboard:** 7' 8" x 2' 9" (2.34m x 0.84m) Tiled flooring.

**Side Porch:** 7' 3" x 6' 9" (2.22m x 2.06m)

**Bedroom One:** 12' 11" x 11' 7" (3.94m x 3.52m) Carpet flooring, radiator.

**Bedroom Two:** 12' 11" x 11' 5" (3.94m x 3.49m) Carpet flooring, radiator.

**Bedroom Three:** 6' 11" x 5' 11" (2.11m x 1.81m) Carpet flooring, radiator.

**Bathroom:** 9' 5" x 6' 9" (2.88m x 2.06m) White suite comprising: low level flush WC, pedestal wash hand basin, bath with shower over. Vinyl flooring and radiator. Boiler cupboard.



## Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

[bowen.uk.com](http://bowen.uk.com)

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.

**Externally:** Timber gate entrance with concrete driveway providing ample parking. Lawned area to the front, side and rear of the property with hedge surround.

**Outbuilding:** Storage 1 - 5.39 x 2.47 Storage 2 - 2.45 x 2.33 Storage 3 - 1.86 x 1.36 Outside WC

**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 £230.00

**Deposit:** Deposit £1153.00

**EPC Rating:** EPC Rating 'D'(67)

**Council Tax:** Council Tax Band 'D'.

**Tenure:** We are informed that the property is freehold.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**

PROPERTY SINCE 1862