

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £950

Erw Deg, Pontfadog

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🏠 2 Bedrooms

🚿 1 Bathroom

## Erw Deg, Pontfadog, Llangollen, Wrexham, LL20 7AS



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### General Remarks

Two bedroom detached bungalow in an elevated location  
Extensive gardens with exceptional views of the countryside

Situated within the village of Pontfadog

Oil central heating and uPVC double glazing

Holding Deposit £207.00

Deposit £1038.00

### Accommodation

**Entrance Hallway:** Entrance porch with lighting leads to a hallway with doors to all rooms.

**Living Room:** 14' 4" x 11' 11" (4.37m x 3.62m) Open fireplace, radiator, TV aerial. Doors opening on to the front of the property.

**Kitchen:** 11' 4" x 10' 4" (3.45m x 3.14m) A range of matching base, wall and drawer units with worktop surface over. Oven and separate grill, ceramic hob, 1.5 bowl stainless steel sink unit. Space for fridge/freezer and washing machine or dish washer. Door to rear porch area.

**Bedroom One:** 10' 11" x 10' 11" (3.32m x 3.32m)  
Storage cupboard, wardrobe, radiator and TV aerial.  
Sliding patio door to:

**Sun Room:** 10' 1" x 5' 6" (3.07m x 1.68m) Full length windows to front aspect.

**Bedroom Two:** 10' 11" x 10' 2" (3.32m x 3.1m) Window to rear aspect, radiator and wardrobe.

**Bathroom:** 7' 9" x 5' 4" (2.36m x 1.63m) Part tiled walls with white suite comprising: WC, pedestal wash hand basin and panel bath. Electric shower and curtain over.

**Externally:** The property is approached by a paved/gravelled driveway with an under cover area. The front garden is laid to lawn with a variety of mature

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.

shrubs and plants. The garden wraps around the side of the property to the rear with views of the countryside.

**Outbuilding:** The outbuilding to the rear of the property provides three separate storage areas with electric and lighting.

**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 £219.00

**Deposit:** Deposit £1096.00

**EPC Rating:** EPC Rating 'E'(40)

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

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





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