

# BOWEN

PROPERTY SINCE 1862



Monthly Rental of £1,950

Hillside, Erbistock, Wrexham LL13 0DW

 3 Bedrooms

 2 Bathrooms

## Hillside, Erbistock, Wrexham LL13 0DW

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### General Remarks

An exceptional opportunity to rent this high-specification, newly built three-bedroom home, set in a highly sought-after location of Erbistock, a picturesque hamlet along the River Dee. The property enjoys far-reaching views in an idyllic setting and is within walking distance to both riverside pubs, The Boat and The Cross Foxes.

Finished to an exacting standard, the accommodation comprises: reception hall, lounge with log burner, open-plan kitchen and dining room, utility room and cloakroom.

The first floor features a principal bedroom with dressing room and en-suite bathroom, alongside two further generously proportioned bedrooms and a shower room. The ground floor benefits from underfloor heating throughout.

Externally, the property offers a generous garden with a patio area. Despite its peaceful setting, the property is just a short drive from the village of Overton and its amenities and within convenient commuting distance to Wrexham (6 miles), Chester (20 miles) and Shrewsbury (25 miles).

EPC Rating TBC / Council Tax Band TBC. The rent excludes the holding deposit (£448), tenancy deposit (£2,241), and any permitted payments. Further details are available upon request from Bowen.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Accommodation

### Oak Porch to:

**Reception Hall:** 10' 8" x 9' 5" (3.24m x 2.87m)

**Lounge:** 18' 6" x 10' 3" (5.65m x 3.12m)

**Kitchen and Dining Room:** 17' 10" x 14' 10" (5.43m x 4.51m)

**Utility room:** 7' 10" x 7' 2" (2.39m x 2.19m)

**Cloakroom:** 6' 10" x 3' 1" (2.09m x 0.95m)

### Stairs to First Floor

**Landing:** 15' 4" x 6' 2" (4.67m x 1.88m)

### No. 1 Bedroom:

**Lobby:** 5' 5" x 3' 6" (1.66m x 1.06m)

**Dressing Room:** 5' 11" x 5' 7" (1.80m x 1.70m)

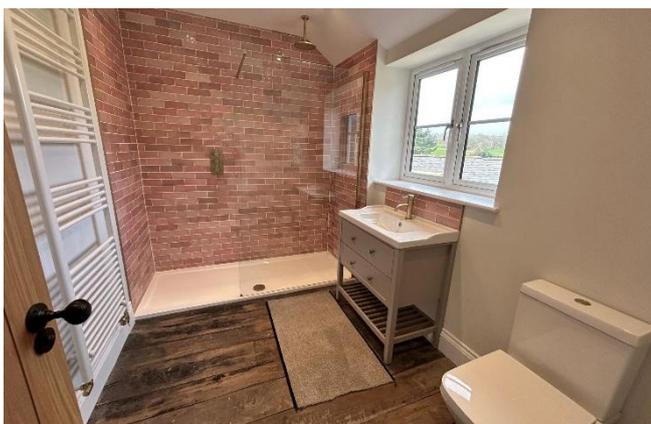
**Bedroom:** 11' 4" x 10' 3" (3.46m x 3.12m)

**En-Suite:** 11' 4" x 9' 8" (3.46m x 2.95m)

**No. 2 Bedroom:** 11' 4" x 10' 3" (3.46m x 3.12m)

**No. 3 Bedroom:** 11' 4" x 9' 8" (3.46m x 2.95m)

**Shower Room:** 10' 0" x 6' 10" (3.06m x 2.09m)



**Outside:** The property is approached via twin timber gates to a stone laid parking area. To the rear of the property there is a patio area leading to a lawned garden, which is bounded by timber fencing. There are open plan lawns also to front and side with pathway leading to the front door.

**Services:** Mains water and electricity are connected to the property subject to statutory regulations. The central heating is a wet underfloor system with manifold situated in the Utility and effected by an air-source heat pump. The system also effects the domestic hot water.

**Holding deposit:** £448. To apply for this property you will be required to complete an Agreement to Lease Document which describes the circumstances in which the Holding Deposit may or may not be refunded.

**Deposit:** £2,241. This amount will be protected by TDS (The Dispute Service Limited).

**Details:** 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.



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.