



Monthly Rental Of £825

Maesgwyn Road, Wrexham, LL11 2AP

 3 Bedrooms

 2 Bathrooms

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## General Remarks

Three bedroom semi-detached house  
Close to the centre of Wrexham  
Newly fitted kitchen  
Two Reception Rooms & Two Bathrooms  
EPC Rating TBC / Council Tax Band 'C'  
Holding Deposit £189 / Deposit £948

## Description

### Entrance Hall:

**Living Room:** 11' 1" x 10' 3" (3.37m x 3.12m)  
**Dining Room:** 12' 9" x 10' 8" (3.89m x 3.25m)  
**Kitchen:** 10' 7" x 7' 9" (3.22m x 2.36m)

**Ground Floor Shower Room:** 7' 10" x 6' 1" (2.39m x 1.86m)

### Stairs to First Floor and Landing:

**Bathroom:** 7' 11" x 6' 10" (2.41m x 2.09m)  
**Bedroom One:** 12' 10" x 11' 3" (3.90m x 3.43m)  
**Bedroom Two:** 12' 8" x 8' 4" (3.87m x 2.53m)

### Stairs to:

### Loft Room/Bedroom Three:

**Holding Deposit:** £189. 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:** £948. 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 expressively 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.

BOWEN

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