

# BOWEN

PROPERTY SINCE 1862



£1,150 Per Calendar Month

Bethesda Chapel, Pentredwr, Llangollen LL20 8DN

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🛏 4 Bedrooms

🚿 2 Bathrooms



# Bethesda Chapel, Pentredwr, Llangollen

## LL20 8DN



## Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

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

### General Remarks

**Converted chapel in rural location near Llangollen**

**Very spacious and light (around 175 sq. meters)**

**Off road parking and gardens**

**Four beds and two baths**

**EPC E / Council Tax G / Freehold**

**Holding deposit £265.00**

**Security deposit £1,326.00**

### Accommodation

**Entrance Hall:** Quarry tiled floor. Radiator. window to side.

**Main Sitting & Dining Room:** 32' 10" x 20' 8" (10.016m x 6.306m) plus 3.8 x 3.5 wood flooring. windows to front and rear. French doors to patio. Fireplace with woodburning stove. Radiators. Stairs to first floor. Storage cupboard and understairs cupboard.

**Cloakroom:** Suite of WC and basin. Radiator. Window to side.

**Kitchen/Breakfast Room:** 15' 10" x 10' 4" (4.823m x 3.143m) Quarry tiled floor. full range of "Shaker" style units. Stainless steel sink and drainer. Integrated double oven and ceramic hob. Radiators. Windows to front and side.

**Utility:** 7' 1" x 7' 0" (2.166m x 2.142m) Quarry tiled floor. Stainless steel sink and drainer set into unit with worksurfaces over. Oil boiler. Space for Washing machine & drier. window to rear and back door.

**Split landing:** Stair to master bedroom.

**Master bedroom:** 13' 3" narrowing to 9' 6" x 12' 7" (4.036m x 3.834m) Vaulted ceiling. Oak flooring. Exposed beams. Radiator. Windows to side and rear.

**En-suite:** oak flooring. basin, WC and enclosed shower cubicle.

**Bedroom Two:** 12' 5" x 10' 2" (3.795m x 3.102m) Oak floor. Window to rear. Vaulted ceiling. Radiator.

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:** 12' 7" x 10' 1" (3.841m x 3.075m)  
Oak flooring. Radiators. Window to rear. Exposed beams.

**Bedroom Four:** 8' 10" x 10' 1" (2.702m x 3.061m)  
plus recess Oak Floor. Window to front. Radiator. Velux.

**Family Bathroom:** 8' 2" x 6' 9" (2.481m x 2.063m)  
Suite of bath with shower over, WC and basin. oak flooring. Heated towel rail. Skylight.

**Airing Cupboard:** With slatted shelving.

**Outside:** Gated access off lane with off road parking for 2-3 cars. Shed. Wood store. Patio and terraced style gardens.

**Holding Deposit:** £265.00 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.

**Security Deposit:** £1,326.00 This amount will be protected by TDS (The Dispute Service)

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 (The Property Redress Scheme) and licensed by Rent Smart Wales.







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

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