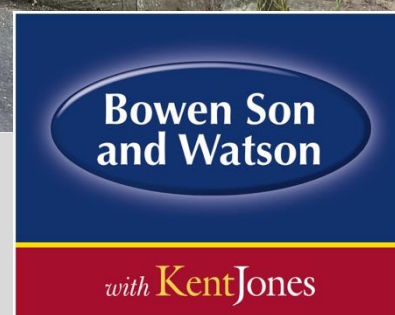




**Middle Road, Coedpoeth, Wrexham,  
LL11 3TW  
Monthly Rental Of £515**



Ideally suited to a single professional, this recently renovated semi-detached stone cottage enjoys the benefit of far reaching rural views and a pleasant position convenient to the amenities of Coedpoeth village. In brief, the accommodation provides, lounge, modern fitted kitchen with fitted cooker, white bathroom with over bath shower and spacious double bedroom. There is also off road parking. Internal inspection of this delightful property is highly recommended. Sorry no pets. EPC rating D (59/90). Holding Deposit £118 Tenancy deposit £591.





Middle Road, Coedpoeth, Wrexham,  
LL11 3TW

- Fully renovated semi-detached stone cottage
- Delightful edge of village position with views
- New kitchen with fitted cooker, refitted bathroom
- Off road parking. EPC rating D (59/90)
- Ideally suited to professional single occupant
- Holding Dep £118 Tenancy Dep £591

## Lounge

## Kitchen

## Bathroom

## Bedroom

### Holding Deposit

£118. 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.

### Tenancy Deposit

£591. This amount will be protected by TDS (The Dispute Service Limited).

### Details

Bowen Son and Watson is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson 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.



**Bowen Son and Watson with Kent Jones- Wrexham Office**  
**Tel: 01978 340000**  
1 King Street Wrexham LL11 1HF  
[wrexham@bowensonandwatson.co.uk](mailto:wrexham@bowensonandwatson.co.uk)

View all our properties on  
[www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk) &

