

# BOWEN

PROPERTY SINCE 1862



£1050.00 Per Calendar Month

Hafod Y Bryn, Maesafallen, Corwen LL21 9AB

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🛏 4 Bedrooms

🚿 2 Bathrooms

# Hafod Y Bryn, Maesafallen, Corwen LL21 9AB



## General Remarks

Three to four bedrooms dormer bungalow

NO PETS

Double glazing, air-source heat pump & solar panels

Front & rear gardens with small deck

EPC "A" (96) / Freehold / Council Tax E

Holding deposit £242

Security Deposit £1211

## Accommodation

**Entrance hall:** Stairs to first floor. Understairs storage cupboard.

**Sitting room:** 21' 0" x 10' 8" (6.409m x 3.257m) widening to 14' 8" Window to front. Sliding patio doors onto deck area. Wood laminate floor.

**Kitchen / dining Room:** 21' 1" x 9' 0" (6.417m x 2.740m) Tiled flooring. Full range of base and wall units with worksurfaces over and matching splashbacks. Integrated dishwasher, ceramic hob and electric oven. Extractor hood. Stainless steel sink and drainer. Windows to rear and side.

**Rear hall:** Back door to garden.

**Cloakroom:** W.C and wash basin. Window to rear.

**Utility room:** 10' 0" x 7' 6" (3.040m x 2.290m) Wall and base units with worksurface over. Plumbing for washing machine.

**Bedroom:** 11' 6" x 10' 9" (3.515m x 3.277m) Window to front.

**Bedroom:** 11' 3" x 9' 0" (3.429m x 2.738m) Window to rear.

**Family bathroom:** Bath with shower over. Basin and W.C. Window to rear. Heated towel rail. Extractor fan.



## 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)

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.

**First floor landing:** Velux window. Storage cupboard.

**Master bedroom:** 21' 0" x 12' 11" (6.406m x 3.941m) Dormer window to front. Some restricted head room. Under eaves storage. Radiator.

**En-suite:** 13' 8" x 4' 8" (4.166m x 1.411m) Velux style window. Walk in shower. Basin and W.C. Vinyl flooring. Radiator.

**Bedroom:** 13' 8" x 11' 9" (4.174m x 3.579m) Window to front. Radiator.

**Outside:** There is an old style garage and space to park 1 to 2 cars. Front and rear gardens.

**Holding deposit:** £242.00 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:** £1,211.00 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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