

BOWEN

PROPERTY SINCE 1862



£675 Per Calendar Month

5A Oak Street, Llangollen LL20 8NR

🛏 3 Bedrooms

🚿 1 Bathrooms

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Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

bowen.uk.com

General Remarks

Spacious two/three bed apartment

Flexible accommodation

Gas central heating

EPC D (61) / Council Tax A / Freehold

Holding Deposit £155

Security Deposit £778

Accommodation

Entrance door: Stairs rising to first floor.

Entrance Hallway: Sash windows to rear. Door to bathroom. Stairs to second floor. Inner lobby.

Bathroom: 9' 5" x 6' 11" (2.878m x 2.098m) Suite comprising bath, WC and basin. Radiator. Extractor fan. Fitted shower of bath. Walk in storage room with light. Large cupboard with hanging and shelving.

Sitting Room: 12' 2" x 11' 10" (3.711m x 3.607m) Sash window to front. Radiator.

Reception / Bedroom 1: 12' 5" x 8' 6" (3.792m x 2.590m) Sash window to front. Radiator.

Kitchen: 13' 0" x 6' 4" minimum (3.952m x 1.930m) Good range of wall and base units. Stainless steel sink and drainer. Cooker with ceramic hob and double oven. Plumbing and space for washing machine. Wall mounted combination gas boiler. Sash window to rear.

Top floor landing:

Bedroom 2: 14' 2" x 12' 2" (4.319m x 3.706m) Velux window. 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 3: 14' 6" x 9' 6" (4.416m x 2.9m) Velux window. Radiator.

Holding Deposit: £155.00 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: £778.00 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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