



**£850 per Calendar Month** (Inclusive drainage costs)

Dolwen, Trevor Hall Road, Trevor,  
Llangollen LL20 7UP

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2 Bedrooms

1 Bathrooms

# Dolwen, Trevor Hall Road, Trevor, Llangollen LL20 7UP



## General Remarks

Two-bed bungalow  
Very spacious with large rooms  
Double glazing and oil central heating  
EPC "D" (62) / Council Tax D / Freehold  
Septic tank (costs included) / Water paid to landlord  
Holding deposit £196  
Security Deposit £980

## Accommodation

**Entrance Hall:** 7' 5" x 6' 3" (2.267m x 1.893m) UPVC front door and window. Cloakroom off with toilet and basin. Quarry tiled floor. Radiator.

**Inner Lobby:** Quarry tiled floor. Radiator. Cupboard with slatted shelving. Doors to kitchen, utility, bathroom and bedroom two.

**Kitchen/Breakfast Room:** 15' 2" x 13' 0" (4.621m x 3.951m) Full range of wall and base units with worksurfaces over. Integrated electric hob and wall mounted oven. Stainless steel sink and drainer. Central island with cupboards under and breakfast bars to either end with bar stools. There is a fridge and slimline dishwasher which will be left for the tenants use, these are not PAT tested. Doors to bedroom one and sitting room.

**Sitting Room:** 20' 1" x 17' 9" (6.114m x 5.416m) Triple aspect. French doors to front. Radiator. Feature fireplace with wooden mantle. Fire not in use.

**Bedroom One:** 13' 5" x 13' 1" (4.089m x 4m) Window to side. Radiator. Door to bathroom.

**Family Bathroom:** 8' 1" x 6' 3" (2.468m x 1.894m) Bath, wash hand basin and toilet. window to rear. Radiator.

## 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.

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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.

**Bedroom Two:** 8' 4" x 8' 1" (2.528m x 2.472m)  
Window to rear and radiator.

**Utility Room:** 9' 4" x 4' 10" (2.857m x 1.476m) Oil fired combi boiler. Quarry tiled floor. Window to front.

**Outside:** There is extensive parking. The grounds around the bungalow are hard landscaped with mature shrubs. The landlord retains access to the outbuilding between 9-5pm, 7 days a week.

**Holding Deposit:** £196.00 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:** £980.00 This amount will be protected by TDS (The Dispute Service)

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





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