



BOWEN

PROPERTY SINCE 1862

£600 per Calendar Month

3, Liverpool Terrace, Corwen LL21 0DU

🛏 2/3 Bedrooms 🚿 1 Bathrooms

3, Liverpool Terrace, Corwen LL21 0DU



Securing your tenancy

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

bowen.uk.com

General Remarks

Two bedrooms plus large loft room
Gas central heating
Upvc double glazing
EPC D (56) / Council Tax B / Freehold
Holding Deposit £138
Security Deposit £692

Accommodation

Entrance Hall: Upvc front door into entrance hall. Laminate flooring. Radiator.

Sitting Room: 10' 11" x 10' 1" (3.338m x 3.062m) Laminate flooring. Window to front. Radiator. Feature fireplace with electric fire.

Kitchen: 11' 3" x 10' 5" (3.425m x 3.185m) Full range of wall and base units with work surface over. Stainless steel sink and drainer. Integrated ceramic hob and electric oven. Laminate flooring. Window to rear. Radiator. Integrated slimline dishwasher.

Utility room: 7' 3" x 6' 6" (2.202m x 1.988m) Base and wall unit with worksurface over. Wall mounted gas fired boiler. Plumbing for washing machine. Upvc back door to small rear yard.

Stairs to first floor:

Bathroom: Window to side. Vinyl flooring. Bath with shower over. Basin and WC. Heated towel rail.

Bedroom 1: 12' 11" x 10' 11" (3.933m x 3.321m) Window to front. Radiator.

Bedroom 2: 11' 2" x 6' 11" (3.415m x 2.111m) Window to rear. Radiator.

Loft room: 14' 3" x 12' 3" (4.337m x 3.729m) Some restricted head room. Accessed by staircase. Velux style 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.

Outside: There is a small rear year and shed. Rear access is available.

Holding Deposit: £138.00 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: £692.00 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.

bowen.uk.com

BOWEN

PROPERTY SINCE 1862