

# Town & Country

Estate & Letting Agents



**11a Stanley Road, Ponciau, LL14 1HH**

**£750 PCM**

Welcome to this charming terraced house located on Stanley Road in the delightful village of Ponciau. This property offers a perfect blend of modern living and comfort, making it an ideal choice for individuals or small families seeking a fresh start in a welcoming community.

The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. The newly decorated interiors create a bright and inviting atmosphere, allowing you to move in with ease and make it your own. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the large back garden, which offers a wonderful outdoor space.

Stanley Road is conveniently located, providing easy access to local amenities and transport links, making it a practical choice for those commuting or exploring the surrounding areas.

## DIRECTIONS

From our Oswestry office take the A483 towards Wrexham. After approximately 7 miles come off the A483 signposted Rhosllanerchrugog and Rhostyllen. At the roundabout take the first left towards Rhosllanerchrugog and Johnstown. Proceed along for approximately half a mile and at the forty speed limit restriction turn right signposted Ponciau. Proceed up the hill taking the second turning on the right onto Stanley Road where the property will be seen on the right hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL



UPVC front door, stairs to the first floor.

### LOUNGE 11'2" x 9'9" (3.40 x 2.96)



Window to the front, radiator, wooden flooring, picture rail, contemporary fireplace and marble hearth, telephone point.

## ADDITIONAL PHOTO



### KITCHEN/ DINER 11'6" x 11'2" (3.50 x 3.40)



Modern base and wall units, tiled flooring, radiator, Indeset electric oven, ceramic hob, combi boiler, stainless steel single drainer sink unit, picture rail, understairs cupboard.

### REAR HALL



Tiled flooring, part glazed door and side panel.

## BATHROOM



W.C., wash hand basin, bath with mixer taps, part tiled walls.

## FIRST FLOOR LANDING

## BEDROOM TWO 11'2" x 10'10" (3.40 x 3.30)



Window to the front, radiator, gas wall heater, built in cupboard.

## BEDROOM ONE 12'9" x 11'4" (3.89 x 3.45)

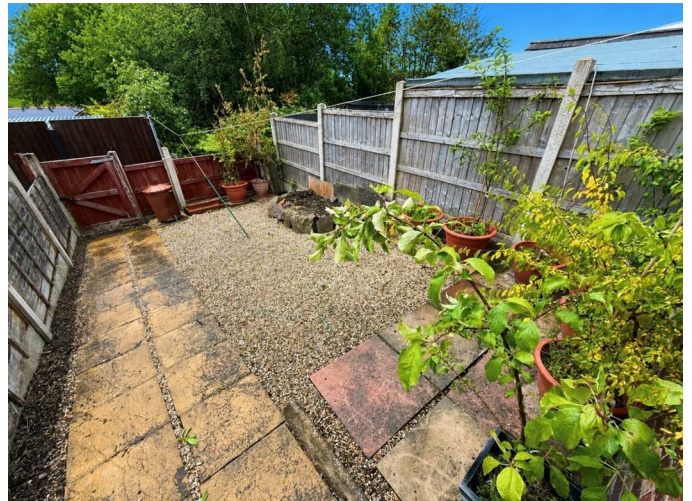


Window to the rear, open cast iron fireplace, radiator.

## FRONT GARDEN

Gravelled gardens to the front.

## REAR GARDENS



Enclosed garden with brick built outhouse and shared path beyond.

## VIEWING

To register any interest to view please complete on line enquiry form though Rightmove or email [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com) to request an interest to view form.

## SERVICES

The agents have not tested the appliances listed in the particulars.

## HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 2.00

Rent smart wales licence reference #LR-71189-10455

## Tenant Information

Information for tenants:

Rent: £750.00 per calendar month

Deposit: £750.00 Equivalent to 1 Months Rent

Council Tax Band: A (Wrexham Council)

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

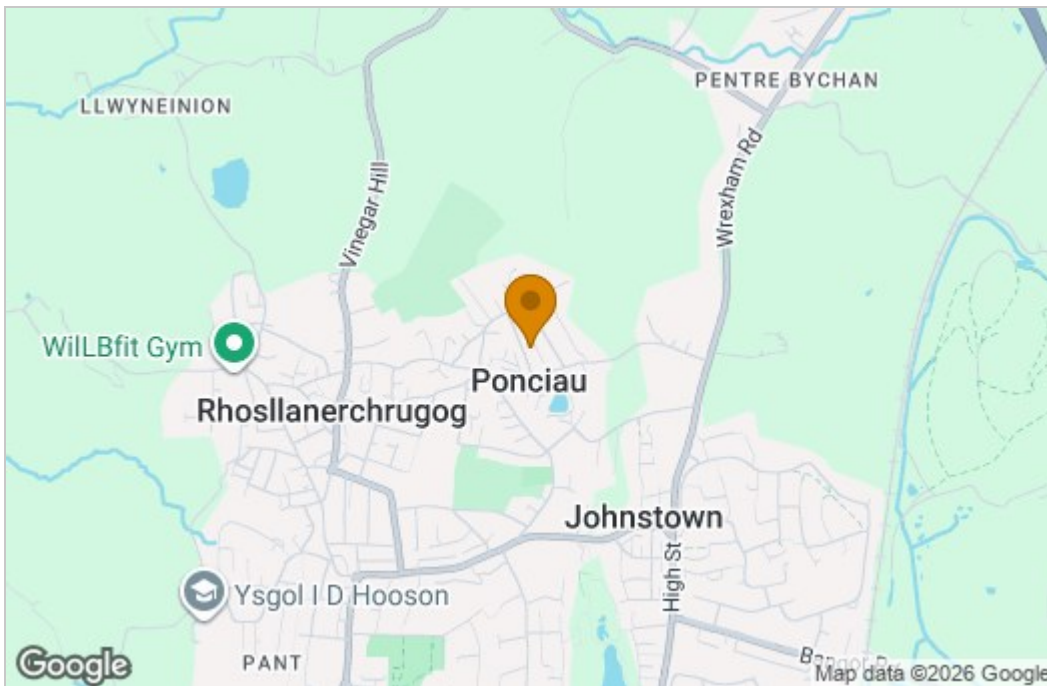
Keys: Lost Key(s) or other Security Device(s):

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour for the time taken replacing lost key(s) or other security device(s).

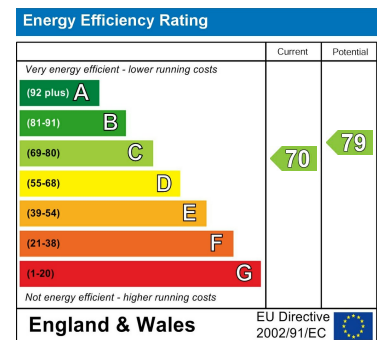
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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