

Town & Country

Estate & Letting Agents



1 Eddystone Cottages Aberderfyn Road, Wrexham, LL14 1PB

£650

Nestled on Aberderfyn Road in the charming area of Johnstown, this delightful end-terrace house offers a perfect blend of comfort and convenience. With one spacious bedroom, this property is ideal for individuals or couples seeking a cosy retreat.

One of the features of this home is the conservatory, which invites an abundance of natural light and creates a serene atmosphere for enjoying your morning coffee or unwinding after a long day. The spacious layout allows for easy movement throughout the home, making it feel both inviting and practical.

Additionally, the property benefits from dedicated parking, a valuable asset in this area, ensuring that you have a secure place for your vehicle. The location itself is highly desirable, with local amenities and transport links within easy reach, making it a convenient choice for daily living.

This end-terrace house on Aberderfyn Road presents an excellent opportunity for those looking to establish a comfortable home in a friendly community. With its appealing features and prime location, it is certainly worth considering for your next rental move.

Due to shared rear access for bins, we regret that this property is not suitable for pets

Directions

From our office on Willow Street head out of the town towards Wrexham. Follow this road along the A483 until reaching the Croesfoel Roundabout and signs for Wrexham and Johnstown. Turn off here and take the first left towards Johnstown. Follow the road up towards Johnstown and just before entering the village turn right onto Aberderfyn Road. The property will be found on the left hand side after approximately 200 metres.

Accommodation comprises

Lounge



With a uPVC window and door to the front, electric fireplace on a marble hearth and a wood surround and a radiator. A door leads through to the kitchen.

Kitchen



Having a range of base and wall units with worktops over, stainless steel sink with a mixer tap over, vinyl flooring, eye level electric oven, ceramic hob, extractor fan, part tiled walls, a window and door leading to the rear and stairs leading to the first floor.

Sun Room



The sun room has a tiled floor, radiator and French doors opening onto the garden.

Landing

The landing has a door leading to the bedroom.

Bedroom One



This good sized bedroom has a window to the front and a radiator. A door leads through to the bathroom.

Bathroom



The bathroom has a panelled bath, shower cubicle with fitted Triton electric shower, wash hand basin, low level w.c., vinyl flooring, extractor fan and a radiator. There is a window to the rear and an airing cupboard housing the Worcester gas fired boiler.

Rear garden



To the rear of the property there is a courtyard. To the side of the property there is a driveway providing parking for the property.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold,

The Council tax is payable to Wrexham County Council and we believe the property to be in Band A

To Book a Viewing

To register your interest to view please complete an interest to view form through Rightmove.co.uk or request a form from one of our lettings team lettings@townandcountryoswestry.com
Viewing is by appointment only.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Tenant Information

Information for tenants:
Rent: £650.00 per calendar month
Deposit: £650.00 Equivalent to 1 Months Rent
Council Tax Band: B (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 (INC VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal

documents

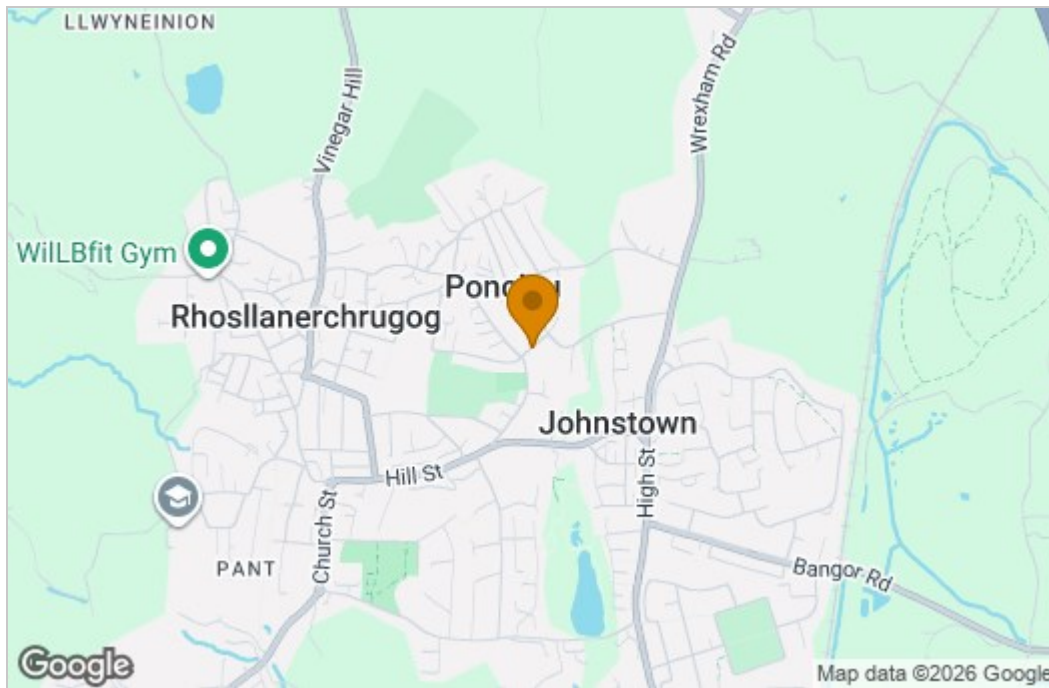
Change of Sharer (Tenant's Request): £50 (INC VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new 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 (INC VAT) for the time taken replacing lost key(s) or other security device(s).

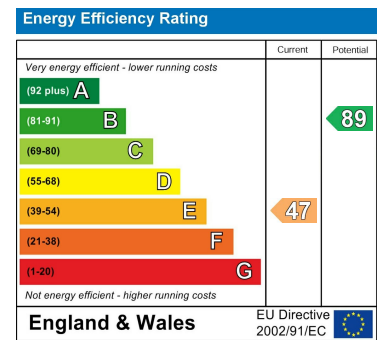
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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