

# Town & Country

Estate & Letting Agents



**22 Offa, Wrexham, LL14 5BP**

**£900 Per Month**

AVAILABLE IMMEDIATELY. Town and Country Oswestry offer this immaculate, three bedrooms detached bungalow to the rental market. Located on the outskirts of the popular small town of Chirk, the property enjoys an open aspect to the rear overlooking farmland and the Welsh hills beyond. The well maintained interior offers spacious accommodation with three bedrooms, family bathroom, large lounge, modern kitchen and great sized conservatory to the rear. To the outside there is a driveway and garage along with good sized gardens. All rentals require a months rent in advance and a months rent as a security deposit. All deposits are held within the Deposit Protection Service (Custodial).



### Directions

From our Willow Street office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout. Take the second exit towards Chirk. Continue along, into Chirk, and proceed through the town until reaching the turning for Lodgevale Park on the right hand side. Take the first turning left and then second right into Offa. The bungalow will be found on the left hand side.

### Hallway

The hallway has a part glazed door to the side and a cloak cupboard. Doors lead to the bedrooms, bathroom and the lounge.

### Lounge 13'7" x 13'2" (4.15m x 4.03m)



The good sized lounge has a radiator, an electric fire with surround and patio doors leading to the conservatory.

### Kitchen 9'10" x 8'3" (3.02m x 2.52m)



The kitchen has a good range of wall and base units, a one and half sink bowl with a mixer tap, a gas cooker, a radiator and vinyl floor. There is part tiled walls, a window to the rear, spot lights a door to the rear and a gas boiler.

### Conservatory 11'6" x 12'1" (3.51m x 3.70m)



The large conservatory has tiled floor and French doors leading to the rear garden.

### Bedroom One 8'4" x 13'10" (2.57m x 4.23m)



The first bedroom has a window to the front and a radiator.

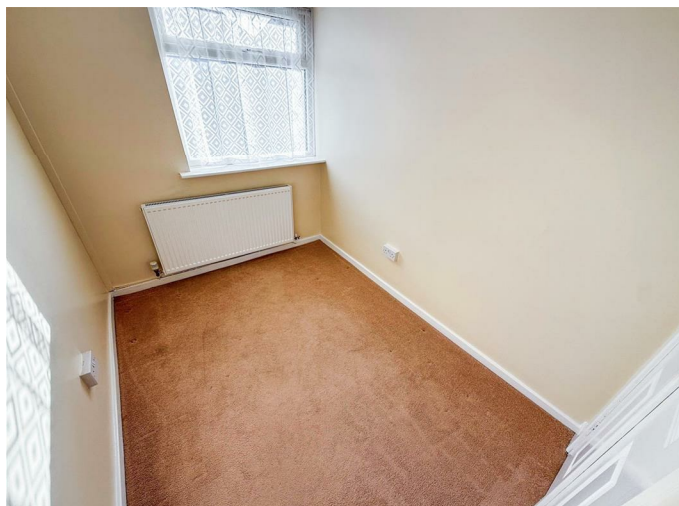
### Bedroom Two 8'0" x 10'5" (2.46m x 3.18m)



The second bedroom has a window to the front, a window to the side and a radiator.



### Bedroom Three 6'2" x 9'5" (1.88m x 2.88m )



The third bedroom has a window to the front, a radiator and a built in double wardrobe.

### Bathroom



The bathroom has a panelled bath, a Triton electric shower over, a w/c, a wash hand basin and a window to the side. There is a heated towel rail, a store cupboard off, tiled floor and fully tiled walls.

### To the Front



At the front of the property is a driveway leading to the garage, lawned and shrubbed gardens and a hedge boundary. A gate at the side leads to the rear garden.

### Garage

The single detached garage has an up and over door and door to the side.

### To the Rear

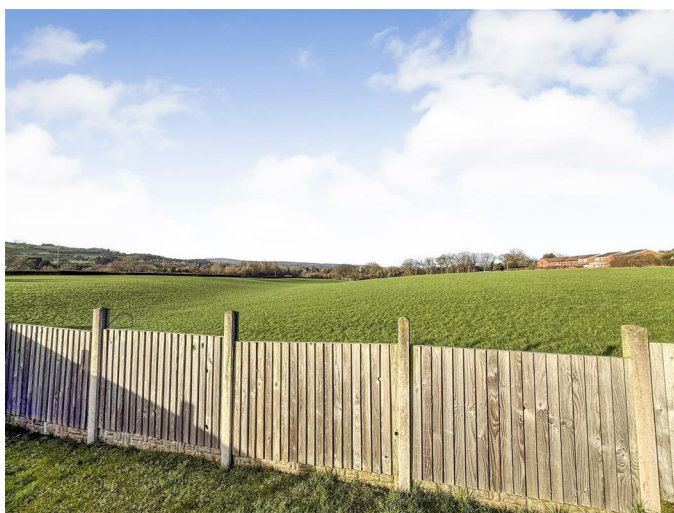


To the rear of the property is a large patio, lawned and shrubbed areas, fence panelling and fantastic far reaching views of the surrounding countryside.

### Additional Photo



### Views





### Additional Photo



### 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 5.00pm  
Saturday: 9.00am to 2.00pm

### 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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

### Tenant Information

Information for tenants:  
Rent: £900.00 per calendar month  
Deposit: £900.00 Equivalent to 1 Months Rent

Council Tax Band: C (Wrexham Council)

Term: Assured Shorthold Tenancy for a minimum period of 6 months

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

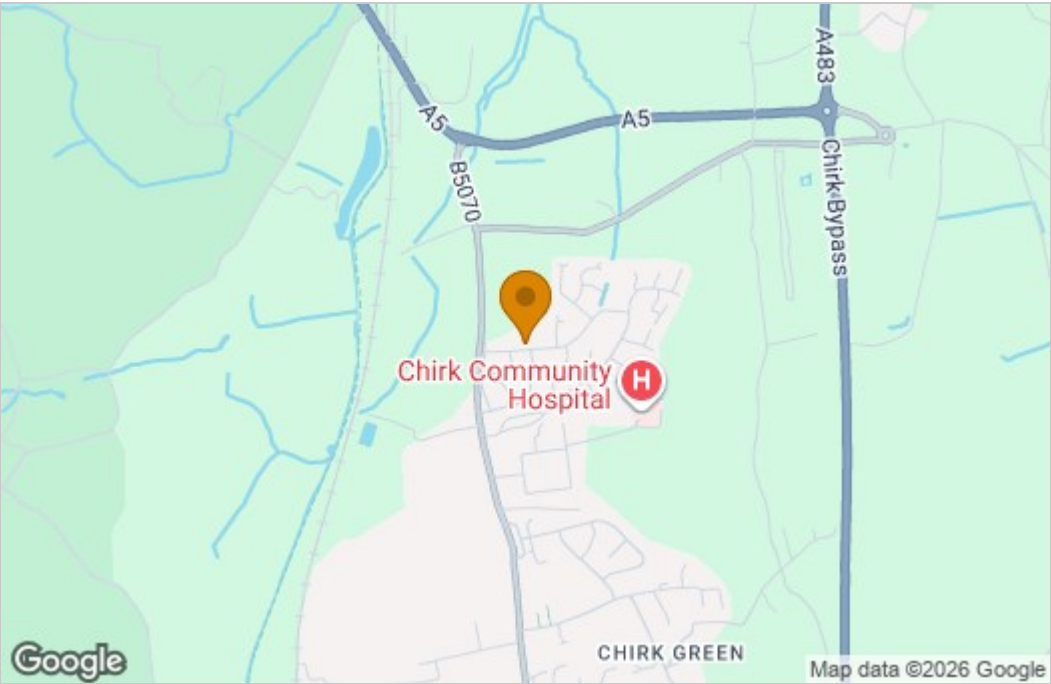
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new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

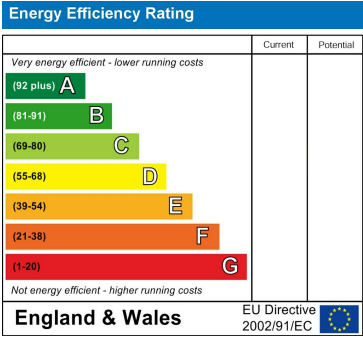
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Floor Plan

Area Map



Energy Efficiency Graph



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