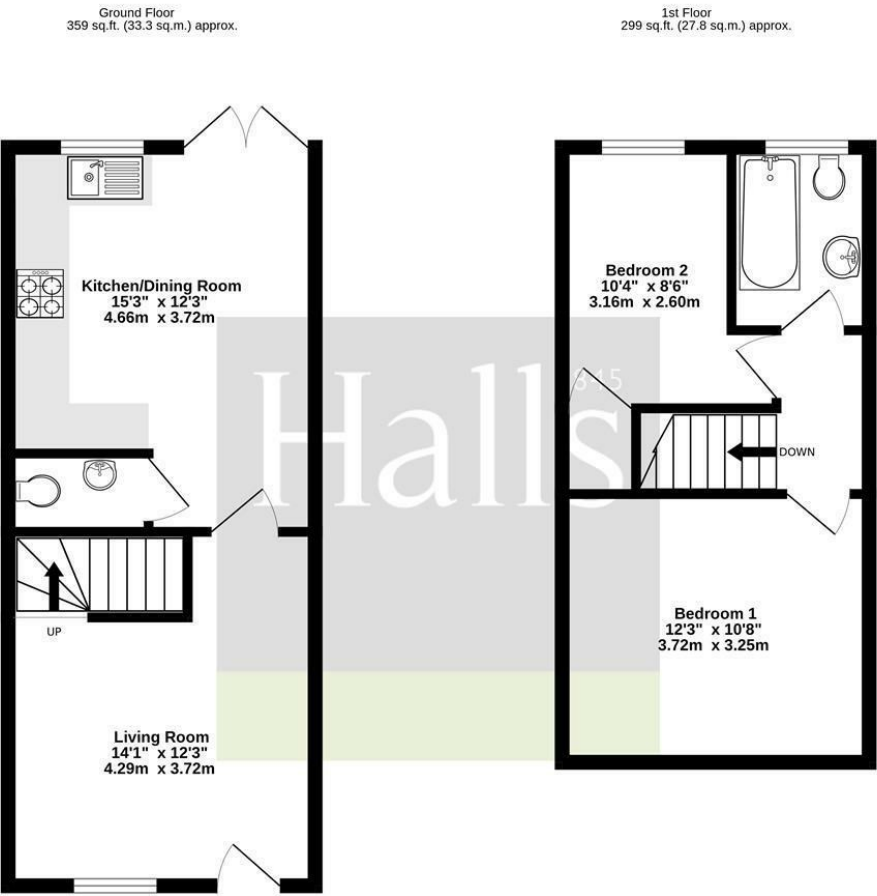


TO LET

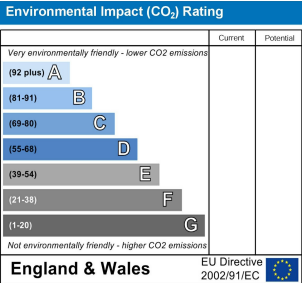
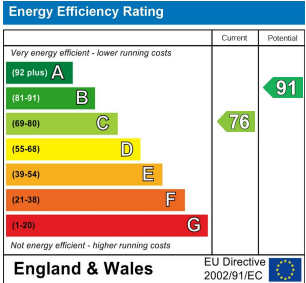
15 Henka Road, Penley, Wrexham, LL13 0QE



TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

**Ellesmere Lettings**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmerelettings@hallsgb.com](mailto:ellesmerelettings@hallsgb.com)



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Ellesmere (5 miles), Wrexham (10 miles) and Chester (20 miles)

All distances approximate

- Well Presented
- Two Bedrooms
- Gardens
- Driveway Parking
- Available Long Term
- Popular Village Location

## DESCRIPTION

15 Henka sits within a well-regarded development of homes in the popular village of Penley, which enjoys a range of local amenities, including Church, Village Hall, Convenience Store, and, most notably, the Madras and Maelor Schools, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which provides a wider offering of amenities, including Supermarket, Medical Centres, Public Houses, Restaurants, as well as walks around The Mere and the local canal Network. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and provide a comprehensive range of amenities, including transport links and cultural attractions.

The property benefits from recent internal redecoration and now provides around 650 sq ft of well presented and thoughtfully arranged living accommodation, all situated across two floors which, at present, comprise a Living Room, Kitchen/Dining Room, two Bedrooms, and a Family Bathroom.

Externally, the property is complemented by gardens to both the front and rear, with the former of these comprising a tarmac driveway which leads on to a gravelled bed. The rear gardens feature an area of lawn intersected by a paved walkway which culminates at a rear access gate.

## THE ACCOMMODATION COMPRISES

- Ground Floor -  
Living Room: 4.29m x 3.72m  
Kitchen/Dining Room: 4.66m x 3.72m  
Cloakroom:

- First Floor -  
Bedroom One: 3.72m x 3.25m  
Bedroom Two: 3.16m x 2.60m  
Family Bathroom:

## TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

## SERVICES

The property is understood to benefit from mains water, electric, gas, and drainage.

## LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

## COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

