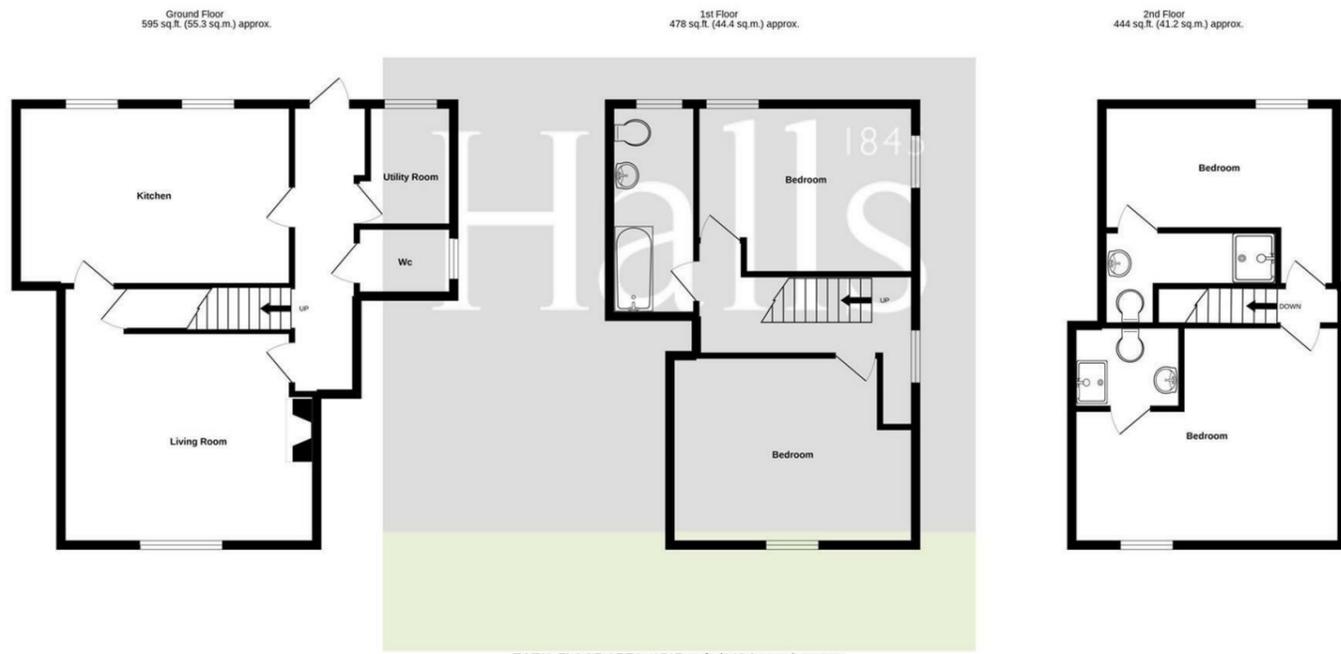
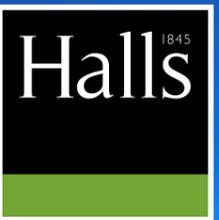


TO LET

2 Gerwyn Fechan Farmhouse, Bangor On Dee, Wrexham, LL13 0SL



TOTAL FLOOR AREA : 1517 sq. ft. (140.9 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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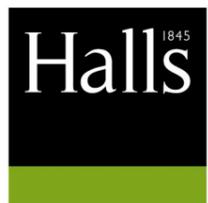
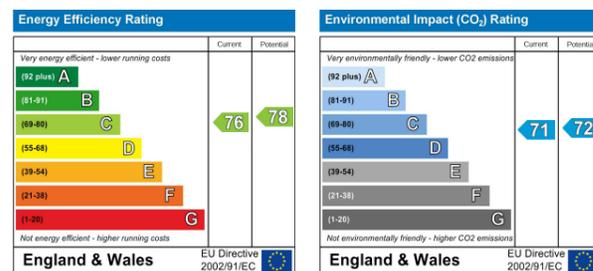
TO LET

£1,450 Per Calendar Month

2 Gerwyn Fechan Farmhouse, Bangor On Dee, Wrexham, LL13 0SL

A well presented four-bedroom family home forming part of a divided period farmhouse and boasting spacious living accommodation, ample parking, and ample gardens, peacefully situated within a rural setting close to the popular village of Bangor-On-Dee.

**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



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Bangor-On-Dee (2 miles), Overton-On-Dee (4 miles), Wrexham (5 miles)

All distances approximate.

- **Period Property**
- **Character Features**
- **4 Beds / 2 En-Suites**
- **Generous Gardens**
- **Ample Parking**
- **Rural Setting**

**DESCRIPTION**

2 Gerwyn Fechan occupies a peaceful location within the boundary of Gerwyn Farm and sits in a slightly elevated position with views afforded across the surrounding countryside. Despite it's rural setting, the property enjoys a convenient proximity to the nearby villages of Bangor-On-Dee and Overton-On-Dee, which, between them, provide a respectable range of day to day amenities, including schools, convenience stores, public houses, churches, and a range of independent shops. The county centre of Wrexham lies around 5 miles to the north and provides a more comprehensive range of services.

2 Gerwyn Fechan forms part of a period farmhouse which has been divided to now serve as two substantial family homes, with number 2 providing around 1,800 sq ft of flexibly arranged living accommodation which retains a range of period features.

Externally, the property is complemented by generous gardens which comprise expanses of lawn, seating areas, and ample parking for a number of vehicles.

**KITCHEN/DINING ROOM**

17'5" x 13'1" (5.30 x 3.98)

**LIVING ROOM**

14'8" x 14'6" (max) (4.46 x 4.43 (max))

**BEDROOM ONE**

13'7" x 10'6" (4.14 x 3.19)

**FAMILY BATHROOM**

8'9" x 15'4" (2.66 x 4.67)

**BEDROOM TWO**

11'9" x 11'7" (3.58 x 3.54)

**BEDROOM THREE**

13'9" x 12'9" (4.20 x 3.89)

**EN-SUITE SHOWER ROOM**

11'2" x 6'8" (3.41 x 2.02)

**BEDROOM FOUR**

15'2" x 11'5" (4.62 x 3.49)

**EN-SUITE SHOWER ROOM**

6'11" x 5'4" (2.11 x 1.62)

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be due upon application.

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**SERVICES**

We understand that the property has the benefit of mains water, electricity and drainage. Heating is provided by an oil-fired boiler.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is listed as a band F on the local authority register.

**CONDITIONS**

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.

**N.B.**

The marketing photographs were taken prior to the current occupation and are intended to provide a guide to the condition only.

**VIEWING**

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

