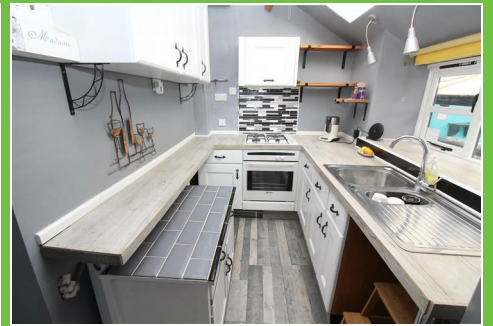


# Town & Country

Estate & Letting Agents



**Hud Y Coed , Llangynog, SY10 0ET**

**£700**

Town and Country Oswestry offer to the rental market this two-bedroom semi-detached cottage . With two bedrooms and an enclosed rear garden. Available immediately. A holding fee of £100 per person over the age of 18 will be required to secure the property, (this is deductible from the first month's rent.) All deposits are held within the Deposit Protection Service (Custodial). All rentals require one month's rent in advance and one month's rent as a damage deposit.



### Directions

From our office on Willow Street, head north-west towards New Street, turn left onto Welsh walls, turn right onto Upper Brook Street, continue onto Trefonen Road, continue onto Oswestry Road, continue onto Treflach Road. Continue onto Nantmawr Bank, turn right onto B4396, turn right onto B4391, turn left onto Berwyn Street, then turn right to arrive at the property.

### Accommodation comprises

#### Lounge



Having a window to the front, part glazed door to the front with side panels, wood floor, log burner inset on a slate hearth and beam over, two radiators, wall lights, stairs off to first floor and a window to the rear.

#### Additional Photograph



#### Kitchen



With base and wall units, electric oven, gas hob, extractor fan, one and a half bowl sink with mixer tap, laminate floor, radiator, breakfast bar, window to the rear, Velux and space for a washing machine.

#### Summerhouse



Ideal home office with floorboards and a polycarb roof.

#### Landing

Having a loft hatch.

#### Bedroom One



With a window to the front, radiator, cupboard off with water tank and solar panel system.



## Bedroom Two



With a window to the rear, Velux and radiator.

## Bathroom



Having a Velux, wash hand basin on vanity unit with mixer tap over, W/C, heated towel rail, panel bath with mixer tap and shower head, bifold screen, vinyl floor and part tiled walls.

## Outside



Having an area for off road parking.

## Rear garden

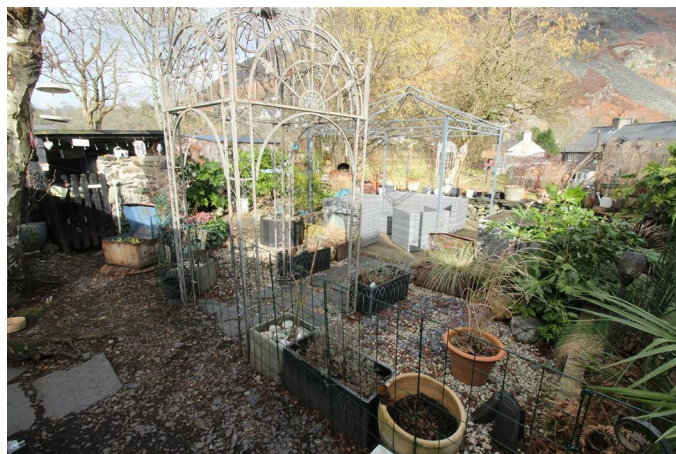


Having slabs, bedding, decked sitting area, views, shrubbed borders., sheds, patio area and stone walling.

## Additional Photograph



## Additional Photograph



## Views



## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## Services

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

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

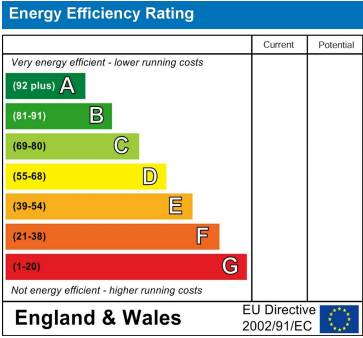


Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.