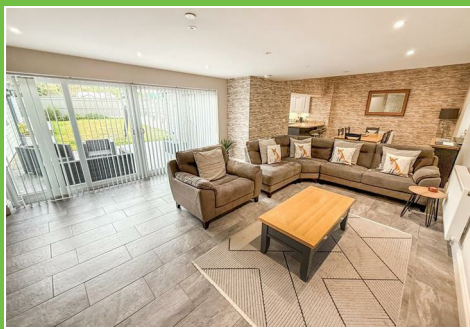


Town & Country

Estate & Letting Agents



The Old Fox Lodge Bangor Road, Eyton, LL13 0YD

£1,200 Per Month

Available beginning of October. Town and Country lettings offer this beautiful two double bedroom modern, open plan property in the sought after location of Eyton. The property offers spacious accommodation with large rooms, two double bedrooms, two en suites, good sized gardens and extensive gated parking area. There is a purpose built studio to the outside ideal for a home office/ gym/ guest accommodation. All rentals require one month's rent in advance and one month's rent to be held as deposit. All deposits are held within the Deposit Protection Service (Custodial).

Directions

From Oswestry follow the A483 towards Wrexham. Just after the Indian Restaurant and Petrol station on the bypass take the next exit off signposted Johnstown. At the junction turn right and proceed along the road until you reach the village of Eyton. The property will be identified on the right after a short distance. Turn onto the private driveway through the electric gates and follow the lane around to the property.

Kitchen 14'8" x 12'10" (4.48m x 3.93m)



The kitchen is fitted with a good range of base and wall units with work surfaces over, an electric range style oven, an integrated fridge and freezer and a breakfast bar, an extractor fan, one and a half bowl sink with mixer taps, an integrated dishwasher, tiled flooring, velux windows and spotlighting, with a window and door to the side, window to the rear and a storage cupboard off. The kitchen opens onto the dining area and lounge.

Additional Photo



Additional Photo



Lounge/Dining Room 30'6" x 15'2" (9.31m x 4.64m)



Having a beautiful open plan format, the room has a tiled floor, a radiator, spotlighting, a window to the front with French doors leading out to the rear, a focal log burner with exposed stone walling. A door leads through to the inner hallway.

Additional Photo



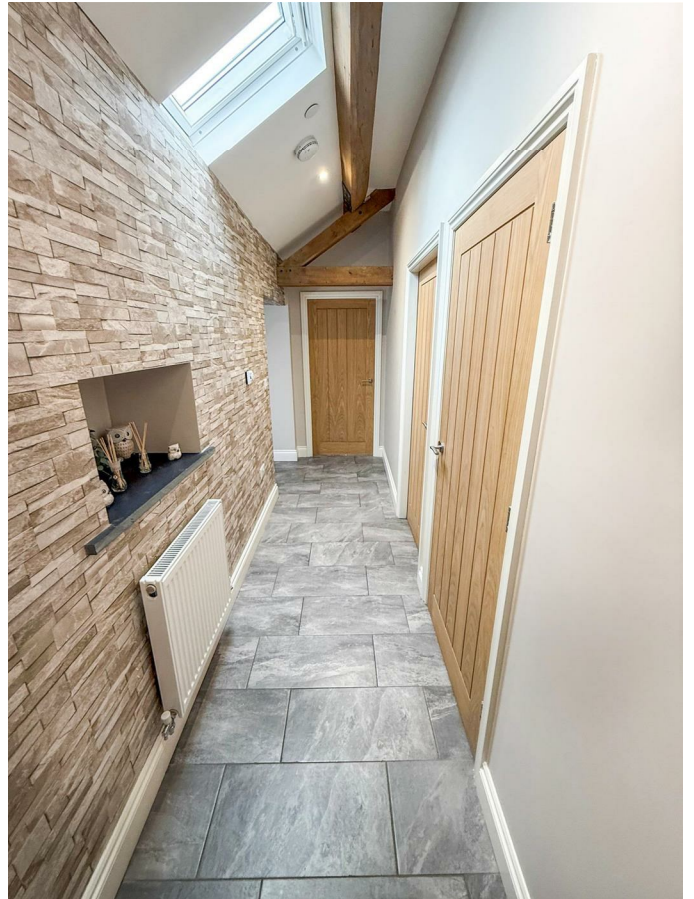
Additional Photo



Additional Photo



Inner Hallway



With velux windows, a tiled floor, radiator and a linen cupboard off. Doors lead to the bedrooms.

Cloakroom



The cloakroom has a w.c. on a vanity unit, wash hand basin on a vanity unit with a mixer tap over, radiator, tiled flooring and a velux window.

Bedroom One 13'8" x 12'0" (4.19m x 3.67m)



The good sized double bedroom has a window to the rear with two velux windows and a French door to the garden, spotlighting and a radiator. A door leads to the en suite.

En-suite



With a double shower cubicle with two shower heads, a wash hand basin on a vanity unit with mixer taps and a W/C. There is also a heated towel rail, vinyl flooring, part tiled walls and velux window.

Bedroom Two 12'5" x 12'5" (3.80m x 3.80m)

The second double bedroom has a window to the front, velux, spotlighting and a radiator. A door leads through to the en suite.

En-suite



With a shower cubicle, a wash hand basin on a vanity unit with mixer taps, a W/C on the vanity unit, a heated towel rail, a radiator, vinyl flooring, spotlighting and an extractor fan.

Parking



Electric gates lead onto the shared driveway that leads around to the property. There is gravelled parking area for several cars and a gate leading into the garden.

Gardens



The gardens are laid to lawn with a pattern imprinted pathway and patio, outside power point, outside tap and lighting.

Additional Photo



Home Office/ Studio 9'3" x 10'7" (2.83m x 3.23m)

The home office/ studio has storage space off, this makes for a perfect home office or bedroom, with vinyl flooring and an electric heater.

Agents Note

The property is available from the beginning of October and can be offered fully furnished if required.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

Services

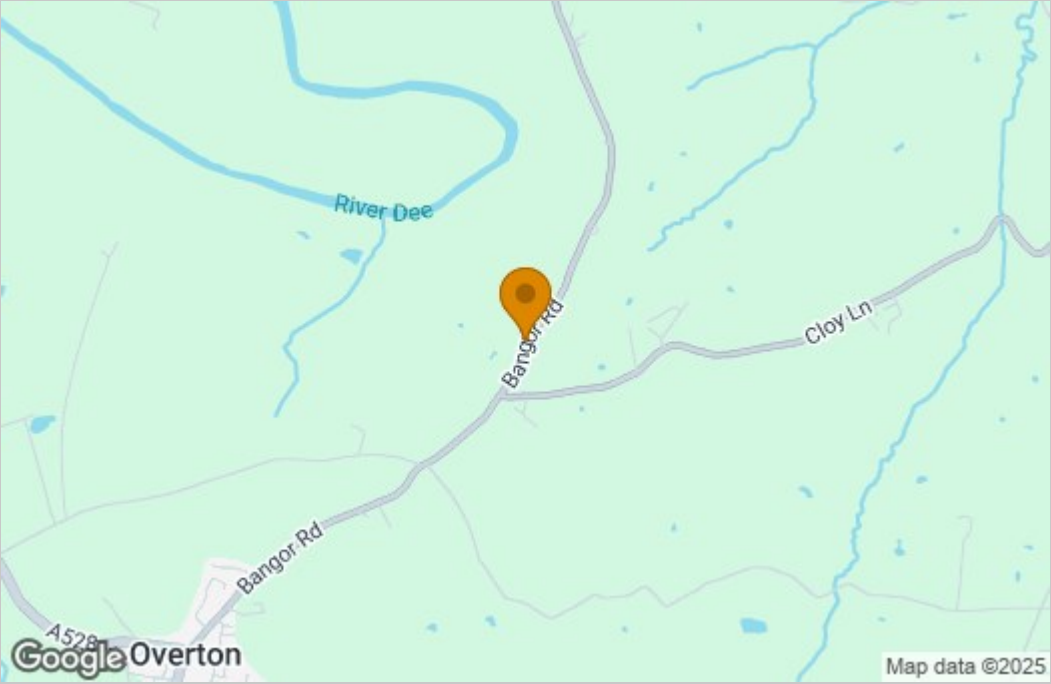
The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

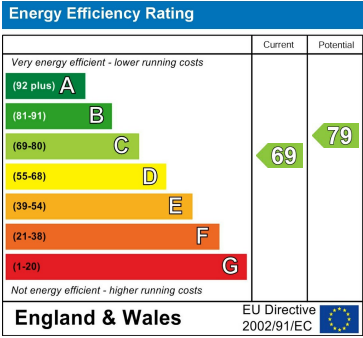
The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

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.