Roger Parry & Partners

Smithy Cottages, Pontfadog, Llangollen

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£825 Per Calendar Month

A mature two-bedroom mid terraced property situated in the village of Pontfadog which has some local amenities including a shop/post office and public house.

Pontfadog is approximately 6.5 miles from Llangollen, approximately 4 miles from Chirk and approximately 15 miles from Wrexham, which offer more comprehensive ranges of facilities and amenities.

Virtual Tour

The accommodation briefly comprises: Living room with wood burning stove, kitchen/diner, two bedrooms and a family bathroom with a bath and separate shower cubicle.
Externally, there is a front patio area and rear garden. Please note, there is no parking with the property.

Oil fired central heating. EPC Rating D. Available from 17th August.
what3words: ///camps.connected.mistaken

Rent: £825pcm
Holding Deposit: £170
Deposit: £950

LIVING ROOM
14'5" x 14'11" (4.40 x 4.57)

KITCHEN
11'10" x 13'8" (3.63 x 4.18)

LANDING
2'8" x 6'11" (0.83 x 2.11)

BEDROOM ONE
10'0" x 12'4" (3.06 x 3.76)

BEDROOM TWO
13'4" x 8'6" (4.07 x 2.60)

BATHROOM
16'2" x 7'4" (4.95 x 2.24)

EPC RATING D
For a full copy of the Energy Performance Certificate please contact agents.

COUNCIL TAX BAND C
Wrexham County council

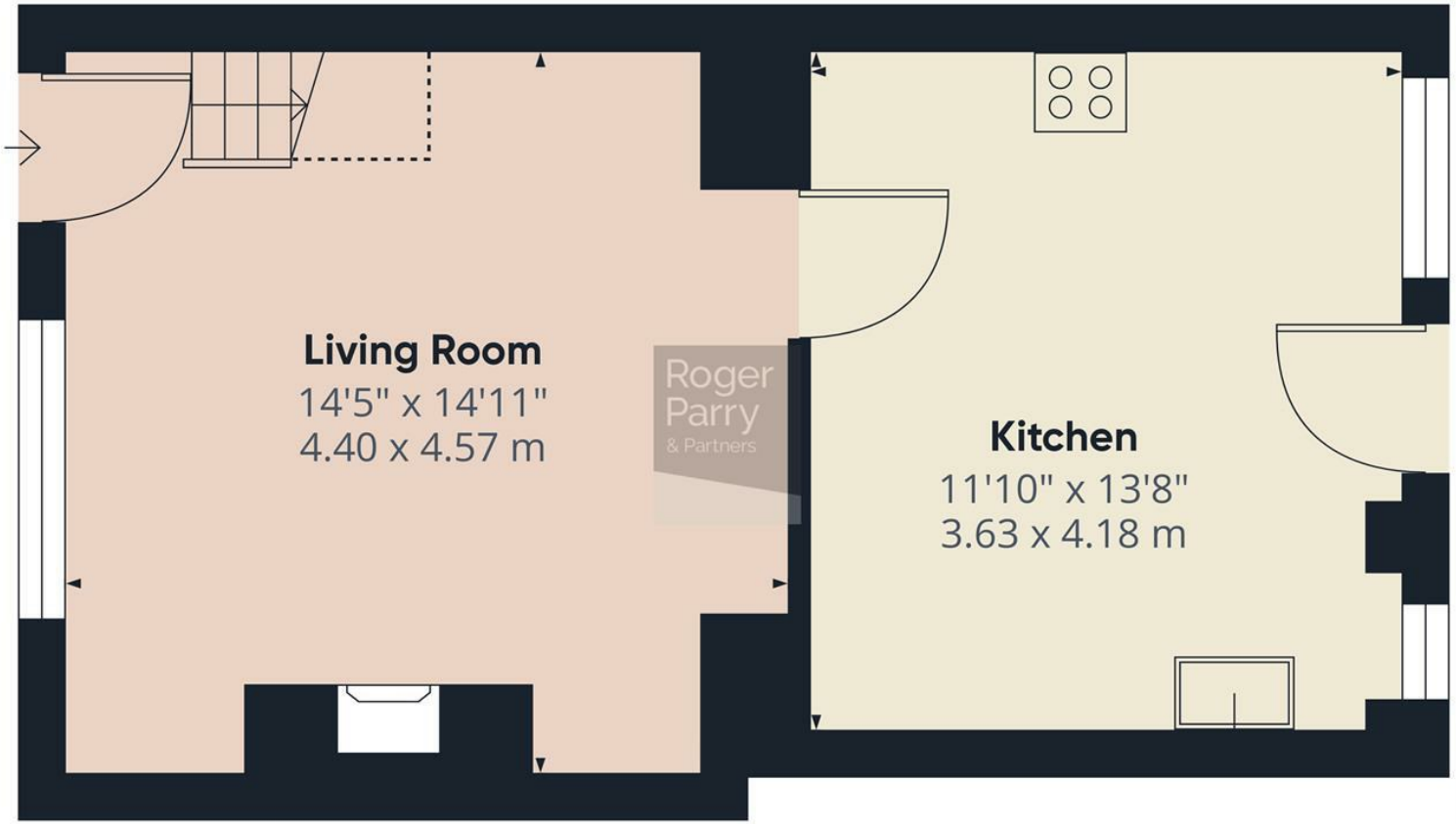
TERM
Occupation contract for a minimum period of 6 months.

Viewings
By appointment only through Roger Parry & Partners

TENANCY DEPOSIT
Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

HOLDING DEPOSIT
PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rightmove Landlord & Tenant Services, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application, then again your holding deposit will not be returned. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. Where your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

Floor Plan
(not to scale - for identification purposes only)



Ground floor

Approximate total area(1)
366.62 ft²
34.06 m²

Reduced headroom
6.7 ft²
0.62 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority:
Council Tax Band: C
EPC Rating: D

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.