



## Lane From B5430 To Willowbank Road, Coedpoeth LL11 3RB £700

A charming and modern one-bedroom cottage available to rent in the heart of Coedpoeth, offering a lovely blend of contemporary living and character features. The open-plan reception area is bright and welcoming. Upstairs, the spacious bedroom benefits from a stylish four-piece bathroom and enjoys far-reaching views across the Cheshire Plain. To the rear, a private garden with summer house.

- 1 Bedroom House
- Lots of Character
- Open Plan Reception Area
- EPC Rating C
- Must be viewed to be appreciated
- Garden with Summer House
- Great Views
- 4 Piece Bathroom Upstairs
- Available Immediately





01978 800186 or 01244 560610 or 01691 880407

wrexham@monopolybuysellrent.co.uk

[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)



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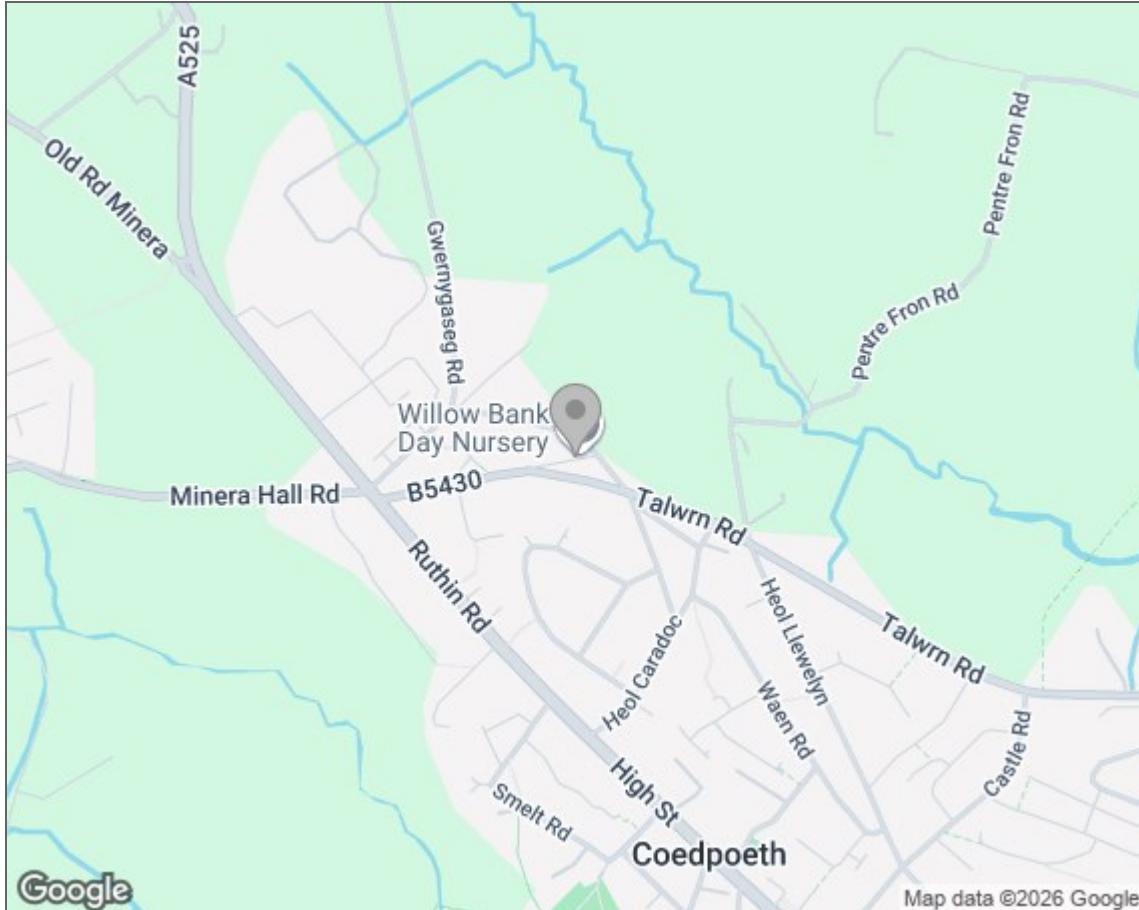
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Suite 4A, Rossett Business Village,  
Llyndir Lane,  
Rossett, LL12 0AY



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

