

# Town & Country

Estate & Letting Agents



**2 Waterford Cottage Bronygarth Road, Weston Rhyn, SY10 7RQ**

**Offers In The Region Of £225,000**

Town and Country Oswestry offer this spacious end terraced character cottage style property located on a sought after quiet road in the popular village of Weston Rhyn. The property offers bright, spacious, well laid out accommodation with two large reception rooms, modern fitted kitchen, three bedrooms and a beautiful family bathroom. There are low maintenance gardens to the front and the rear. Weston Rhyn has daily amenities including a shop, takeaways, school and good road links connecting it to larger towns and cities.



### Directions

Proceed from Oswestry along the A5 towards Chirk. On reaching the 'Gledrid' roundabout take the first exit signposted Weston Rhyn proceed through the village passing the primary school to the right hand side continue to the mini roundabout and take the second exit onto Bronygarth Road where the property will be found on the left hand side after approximately 50 metres.

### Accommodation Comprises

#### Hallway



The hallway has a part glazed door to the front, decorative tiled flooring, radiator and stairs leading to the first floor. A door leads through to the lounge.

### Lounge 12'8" x 11'6" (3.87m x 3.53m)



The bright, spacious lounge has a window to the front, radiator, wood flooring, alcove shelving and an archway leading through to the dining room.

### Additional Photo



### Dining Room 12'8" x 11'7" (3.87m x 3.54m)



The good sized dining room has patio doors leading out to the rear garden, wood flooring, a log burning stove inset with an oak beam over and a marble



hearth, alcove shelving, vertical modern radiator and a glazed door leading through to the kitchen.

### Additional Photo



### Kitchen 15'8" x 7'1" (4.78m x 2.17m)



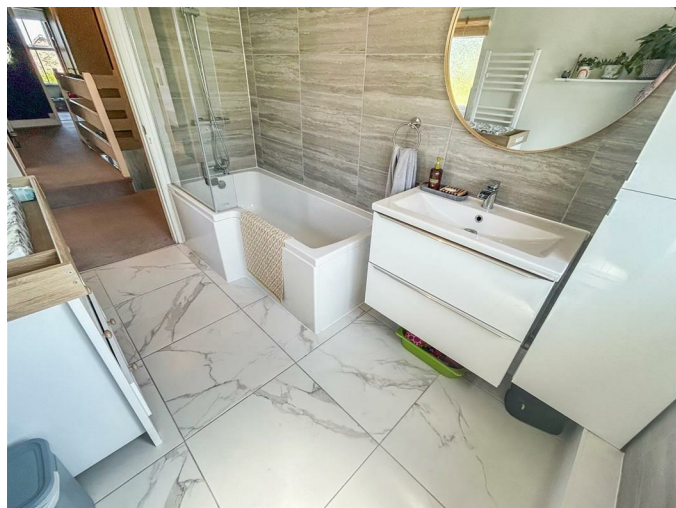
The modern fitted kitchen has a range of gloss fronted units with work surfaces over, integrated electric oven, ceramic hob, chimney style extractor fan, plumbing for a washing machine, space for a tumble drier, plumbing for a dishwasher, stainless steel double bowl sink with a mixer tap over, space for a fridge, quarry tiled flooring, a window to the rear and side and a part glazed door leading to the rear garden.

### First Floor Landing



The large first floor landing has a loft hatch and an airing cupboard off. Doors lead to the bedrooms and the bathroom.

### Family Bathroom 10'1" x 7'2" (3.09m x 2.19m)



The beautifully appointed bathroom is fitted with a P shaped bath with a glazed screen and a mixer tap over, mains powered shower with two shower heads, part tiled walls, tiled flooring, wall hung wash hand basin with a vanity below and a mixer tap, low level w.c., heated towel rail and windows to the side and the rear.



### Additional Photo



### Bedroom One 11'1" x 10'6" (3.40m x 3.22m)



The first double bedroom has a window to the rear with stunning views of the countryside. It also features exposed floorboards and a radiator.

### Bedroom Two 12'5" x 9'5" (3.79m x 2.88m)



The second double bedroom has a window to the front and a radiator.

### Bedroom Three 9'1" x 6'7" (2.78m x 2.01m)

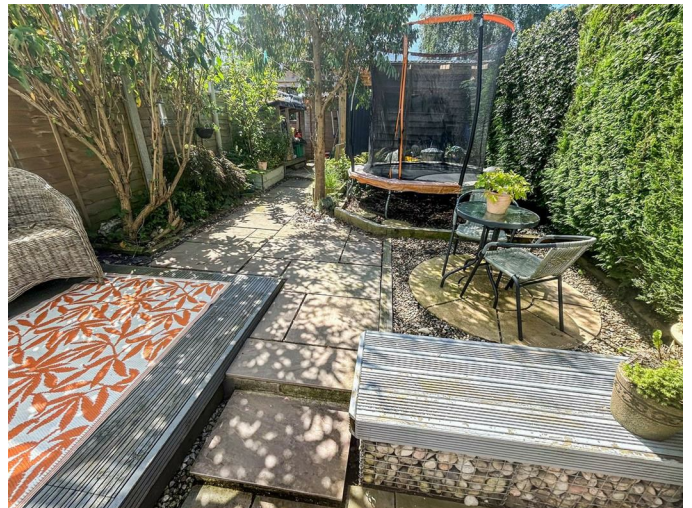


The third bedroom has a window to the front and a radiator.

### Front Garden

To the front of the property steps lead up to the front door with a small lawned garden area.

### Rear Garden



The attractive rear garden has an Indian stone paved patio and further decked area with shrubbed flower beds. There is a useful storage shed at the end of the garden with covered area for bikes etc.



### Additional Photo



### Additional Photo



### 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.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and

Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To Book a Viewing

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

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

### Services

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

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

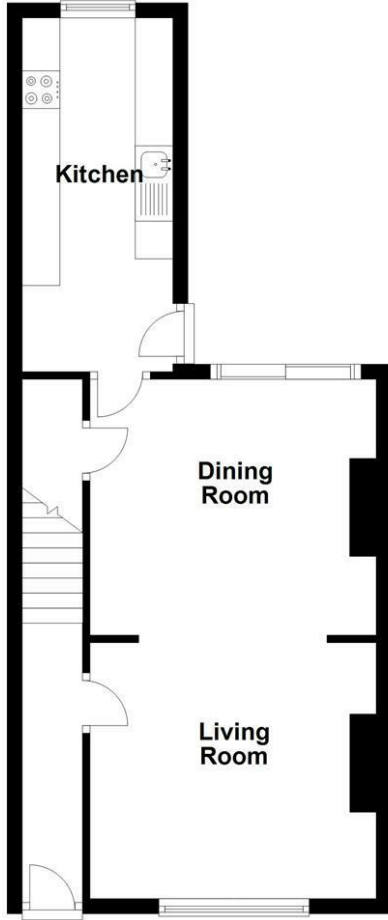
### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

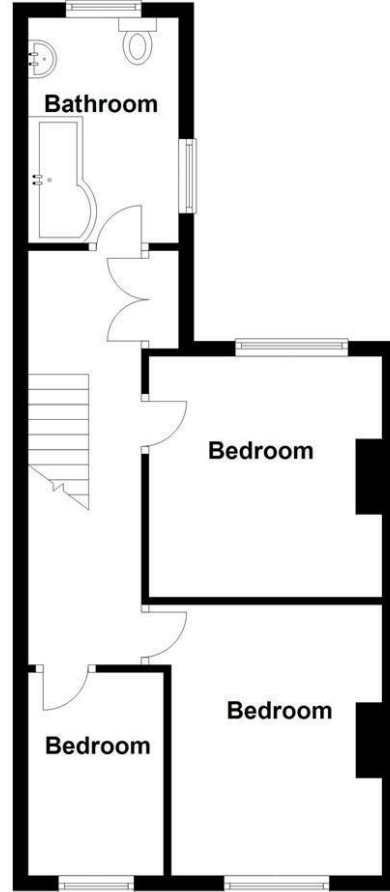
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

**Ground Floor**  
Approx. 42.0 sq. metres (452.4 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (445.9 sq. feet)

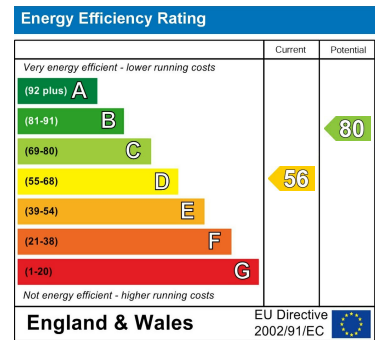


Total area: approx. 83.5 sq. metres (898.3 sq. feet)

# Area Map



# Energy Efficiency Graph



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