

Town & Country

Estate & Letting Agents



15 Trehowell Lane, Weston Rhyn, SY10 7TP

Offers In The Region Of £199,950

WITH NO CHAIN!! Town and Country Oswestry offer this SPACIOUS THREE BEDROOM VILLAGE PROPERTY WITH A CORNER PLOT GARDEN AND TWO RECEPTION ROOMS. The internal accommodation comprises of a lounge, dining room, kitchen, three bedrooms and a bathroom. The property is well positioned with the countryside being a short distance away. Weston Rhyn offer all day to day amenities with Oswestry being a 10 minute drive away.

Directions

From Oswestry join the A5 travelling towards Wrexham. upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village passing the school on the right hand side. Take the second turning on the right hand side, into Trehowell lane where the property will be seen on the left.

Hall

With wooden flooring, radiator and door to front and lounge. Stairs leading to the first floor.

Lounge 14'0" x 11'11" (4.28m x 3.65m)



The Lounge has double doors leading to the dining room, wooden flooring, window to the front and a radiator.

Dining room 9'7" x 11'0" (2.93m x 3.36m)



Having wooden flooring, radiator, patio doors to the rear leading out to the garden and a door leading to the kitchen.

Kitchen 7'4" x 10'1" (2.24m x 3.09m)



With a window to the rear and glazed door to the side, the Kitchen has fitted base and wall units in cherry with work surfaces over, tiled flooring, part tiled walls, display cabinet and an under stairs cupboard. Electric oven, gas hob, chimney extractor fan, stainless steel single drainer sink unit, mixer taps, plumbing for washing machine and space for dishwasher and fridge freezer.

Landing

Having a window to the side, loft access and an airing cupboard off with tank and shelving. Doors lead to the bedrooms and the bathroom.

Bedroom one 10'10" x 11'3" (3.32m x 3.44m)

Having a window to the front, range of built in wardrobes and over bed units and a radiator.

Bedroom two 9'5" x 12'0" (2.89m x 3.66m)



Having a window to the rear and a radiator.

Bedroom three 7'8" x 7'4" (2.35m x 2.26m)



Having wooden flooring, radiator and a window to the rear.

Bathroom



With a window to the front, the bathroom has a three piece suite in white comprising a bath with shower over and glass screen, heated towel rail, spotlights, tiled flooring and fully tiled walls. W/C, Wash hand basin and mixer tap.

Front & Side garden



The property is on a corner plot with lawned gardens driveway to side. There are fenced boundaries and a pathway leading to the front door.

Rear garden



The low maintenance rear garden is paved and gravelled with a pergola, enclosed by fencing.

Energy Performance Certificate

A full copy of the Energy Performance Certificate is available from our office.

Services

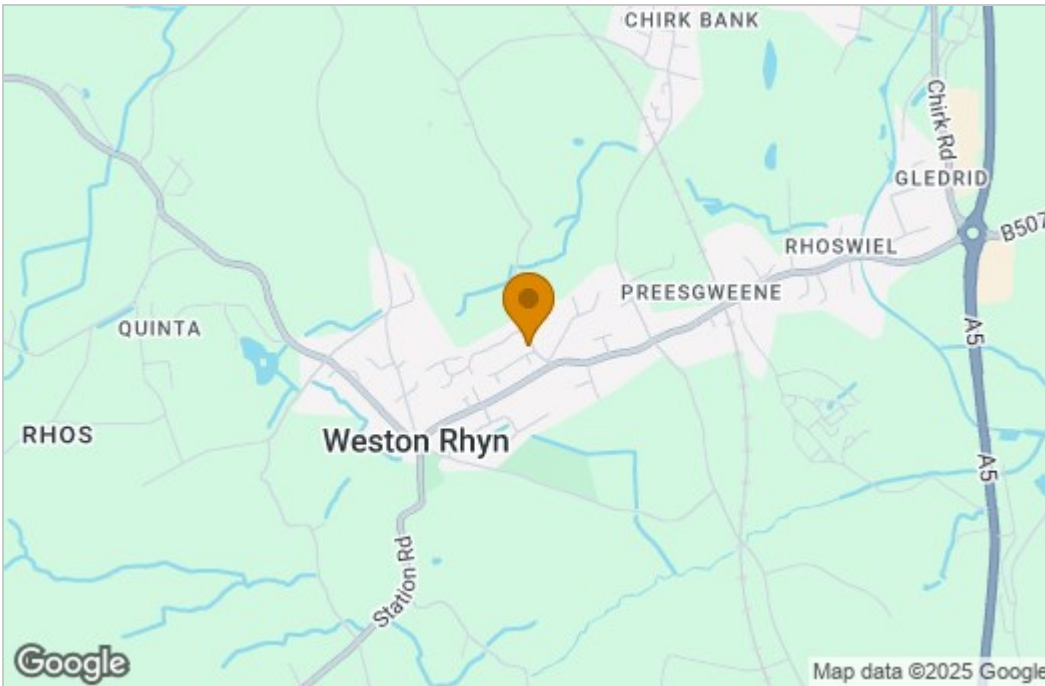
The agents have not tested the appliances listed in the particulars.

Business Hours

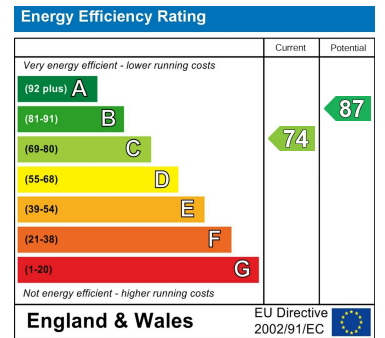
Monday - Friday - 9.00 - 5.30 Saturday - 9.00 - 4.00

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

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