

Town & Country

Estate & Letting Agents



1 The Nurseries High Street, Weston Rhyn, SY10 7RR

£825 Per Month

****Available end of September**** Town and Country Oswestry are pleased to offer to the rental market this two-bedroom bungalow in a popular residential location. With two bedrooms and an enclosed rear garden. All deposits are held within the Deposit Protection Service (Custodial). All rentals require one month's rent in advance and one month's rent as a damage deposit.

Directions

From our Willow Street office proceed out of town before turning right by the fire station onto Oakhurst Road. Continue along this road before turning right signposted Weston Rhyn. Follow this road, through Hengoed, until reaching the junction. Turn right and follow the road along until entering the village of Weston Rhyn at the mini roundabout. Take the second exit onto High Street and continue along where our board will be observed on the left hand side identifying the plots.

Alternatively take the A5 towards Wrexham from Oswestry, taking the first exit at the Gledrid roundabout. Continue through the village of Weston Rhyn until reaching the mini roundabout. Take the fourth exit where the plots can be identified by our board on the left hand side.

Accommodation Comprises

Entrance lobby

With an entrance door to the side of the property which leads into the entrance hall with doors off to kitchen, lounge, study, bedrooms and bathroom.

Lounge/dining room 15'8" x 20'1" (4.78 x 6.12)



L-shaped lounge with a window and patio doors to the rear and a radiator.

Kitchen/breakfast room 9'11" x 19'4" (3.02 x 5.89)



With a window to the side, base and wall unit with worktops over, plumbing in place for a washing machine and a built-in oven and hob with an extractor fan over, part tiles walls and tiled flooring and a radiator

Additional kitchen/breakfast room photo



Bedroom one 10'3" x 14'1" (3.12 x 4.29)



With window to the front and a built-in wardrobe.

Bedroom two 9'5" x 10'4" (2.87 x 3.15)

With window to the front.

Bathroom 5'11" x 6'9" (1.80 x 2.06)



With window to the side, fitted with a three-piece suite comprising shower cubicle, W/C, pedestal wash hand basin and vinyl flooring.

To the front



To the front of the property there is an enclosed forecourt with allocated parking spaces for two vehicles.

Rear Garden



The rear garden is laid to lawn and enclosed by timber screen fencing with paved patio area.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2pm

Services

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

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 or email Lettings@townandcountryoswestry.com to arrange.

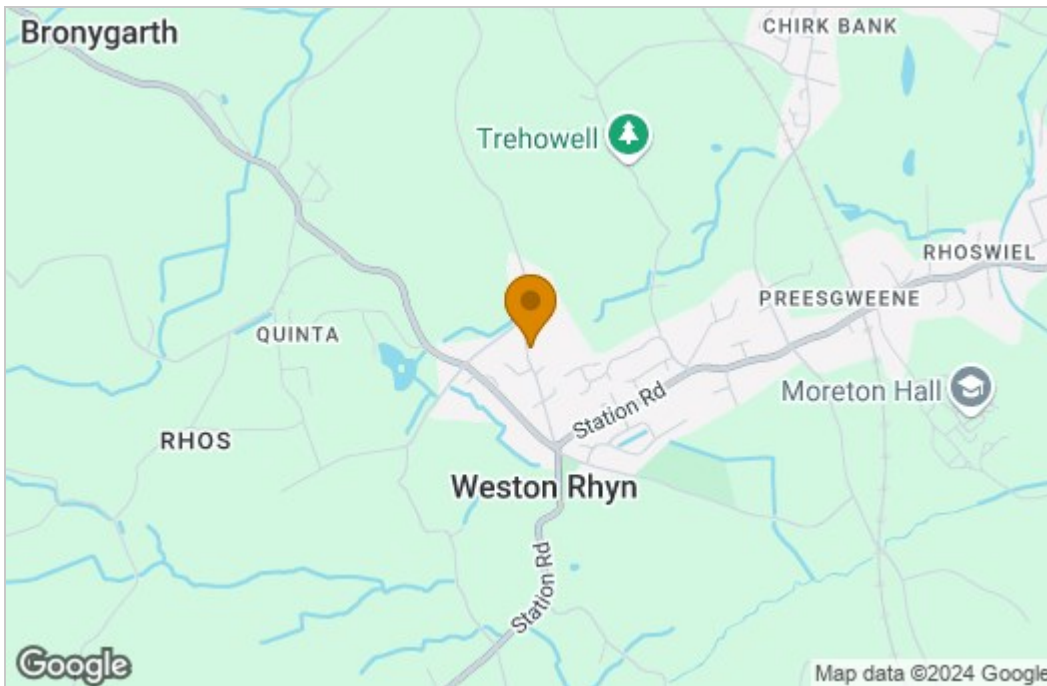
Town and Country Services

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

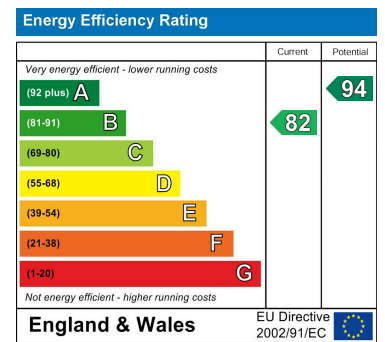
aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

Area Map



Energy Efficiency Graph



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