

Town & Country

Estate & Letting Agents



5 Old Chirk Road, Weston Rhyn, SY10 7SS

Offers In The Region Of £250,000

WITH NO ONWARD CHAIN!! Town & Country Oswestry are pleased to offer this IMMACULATE two bedroom bungalow benefitting from gas central heating and Upvc double glazing. Internal accommodation briefly comprises of lounge, kitchen/dining room, two bedrooms, utility and a bathroom. Externally the property has paved and gravelled areas and driveway with shrubbed gardens for ease of maintenance and provides off street parking for two vehicles. Located in a popular area of Weston Rhyn, the property has all local facilities close at hand and is within easy reach of all major road networks connecting Chester, Wrexham and Shrewsbury. Viewing is highly recommended.

Directions

From our Oswestry office take the Gobowen road out of town and follow the signs for Gobowen. On entering the village proceed over the level crossing and at the roundabout turn immediately left onto Old Chirk Road where the property will be identified by our For Sale board on the right hand side.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, loft hatch, a radiator and doors leading to all the rooms.

Lounge 12'3" x 9'10" (3.75 x 3.00m)



The bright lounge has an electric fireplace, a window to the front, a radiator and a part glazed door to the hallway.

Kitchen/Dining Room 12'4" x 10'7" (3.76 x 3.25m)



The good sized kitchen is fitted with a modern range of base and wall units with a integrated dishwasher and integrated Indesit electric oven with ceramic hob and extractor fan. The kitchen also has a breakfast bar, wall mounted Worcester gas boiler with part tiled walls and a one and half bowl sink with mixer tap, oak block style worktops and space

for a fridge freezer. There is window to the rear offering lovely views, vinyl flooring throughout, a radiator and a part glazed door leading to the utility.

Additional Photo



Utility 8'9" x 5'8" (2.69 x 1.73m)



The utility room has vinyl flooring with a door to the garage with power and lighting, as well as a part glazed door to the garden.

Bedroom One 7'11" x 11'0" (2.42 x 3.36m)



A good sized double bedroom with a window to the rear with views over the garden and a radiator.

Bedroom Two 9'10" x 7'4" (3.01 x 2.25m)



The second bedroom has a window to the front, a radiator and built in wardrobes with oak and mirror sliding doors.

Shower Room



The modern, well appointed shower room has a

window to the rear, vinyl flooring, modern radiator and towel rail. The walk in double shower cubicle has a mains powered shower with a hand held shower and a rainfall head and aqua panelled walls. There is a wash hand basin on a vanity unit with a mixer tap over, w/c, spotlights and an extractor fan.

Garage 16'6" x 8'11" (5.04 x 2.74m)



The garage has an up and over door to the front with plumbing and lighting, including plumbing for a washing machine.

Front Garden



There is a driveway for parking 2-3 cars leading to the garage along with a gravelled and a shrubbed area with a low walled boundary.

Additional Photo



Rear Garden



The rear garden is another great feature of this home having a gravelled patio area, lawned and shrubbed gardens enclosed by fence panelling enjoying views of the surrounding fields.

Additional Photo



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 C.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

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

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.

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.

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.

Additional Information

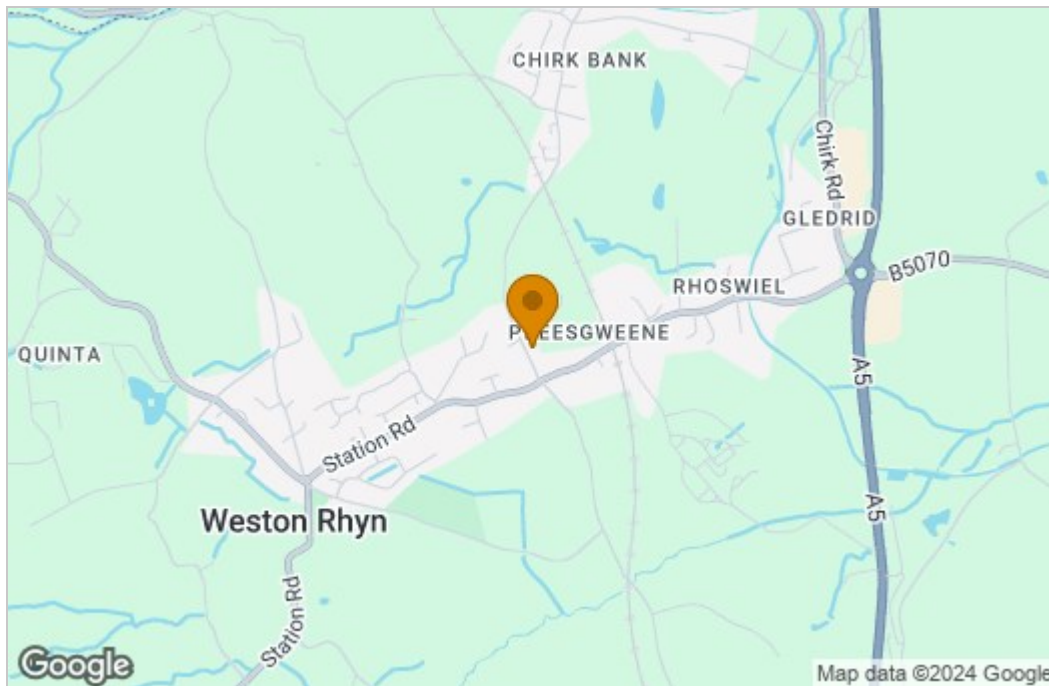
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a

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.

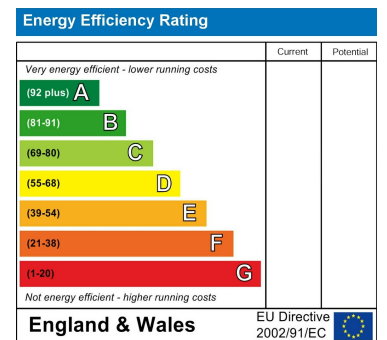
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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