

Town & Country

Estate & Letting Agents



21 Aspen Court, Weston Rhyn, SY10 7TT

Offers In The Region Of £199,950

With No Onward Chain!! Town and Country Oswestry are delighted to present to the market this immaculate two double bedroom detached bungalow in the sought after village of Weston Rhyn. The accommodation briefly comprises of Hallway, lounge / dining room, modern newly fitted kitchen, modern bathroom and two bedrooms with front and rear gardens. Also providing off road parking for two vehicles situated in a private, quiet cul-de-sac location. Viewing is highly recommended to appreciate the condition and the location of this lovely bungalow.

Directions

From our Willow Street office proceed out of town, joining the A5 towards Wrexham. Continue along until reaching Gledrid roundabout and take the first exit signposted Weston Rhyn. Continue through the village along Station Road, passing over the level crossing and passing the school on the right hand side. Take the turning on the left and then first right onto Aspen Court. Aspen Grange will be observed on the right hand side in the cul-de-sac.

Hall

Having a coved ceiling, part glazed door to front, Airing cupboard with tank and doors to all the rooms.

Lounge 17'0" x 21'0" (5.19m x 6.41m)



A spacious, bright L shaped room with a window and patio doors to the rear, gas fire on a marble hearth with a wooden surround and two radiators.

Additional Photo



Kitchen 8'5" x 8'9" (2.57m x 2.69m)



Fitted with brand new grey oak effect wall and base units with white granite style work tops over, Ideal classic boiler. space for a washing machine and fridge freezer, electric oven with a ceramic hob and a chimney extractor fan, stainless steel sink with a mixer tap over, tiled flooring and part tiled walls. A glazed door leads to the side garden.

Additional Photo



Bedroom One 15'9"x 8'3" (4.81mx 2.53m)



A good sized double room with a window to front, radiator, coved ceiling and built in mirror fronted wardrobes

Bedroom Two 9'1" x 9'2" (2.79m x 2.81m)



Having a window to front, radiator, coved ceiling and built in wardrobes.

Bathroom



The modern bathroom has Vinyl flooring, double walk in shower, Triton electric shower, wash hand basin, W/C, radiator, window to the side, extractor fan, part tiled walls and aqua panelling.

Front garden

To the front there is a Lawned area, double length driveway and side gate access. A porch area leads to the front door.

Rear garden



The enclosed rear garden has a patio to area off the lounge along with a lawned area. Wooden fence panels enclose the property and there is an outside tap and paved pathway to the side.

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.

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 B

Services

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

Hours of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

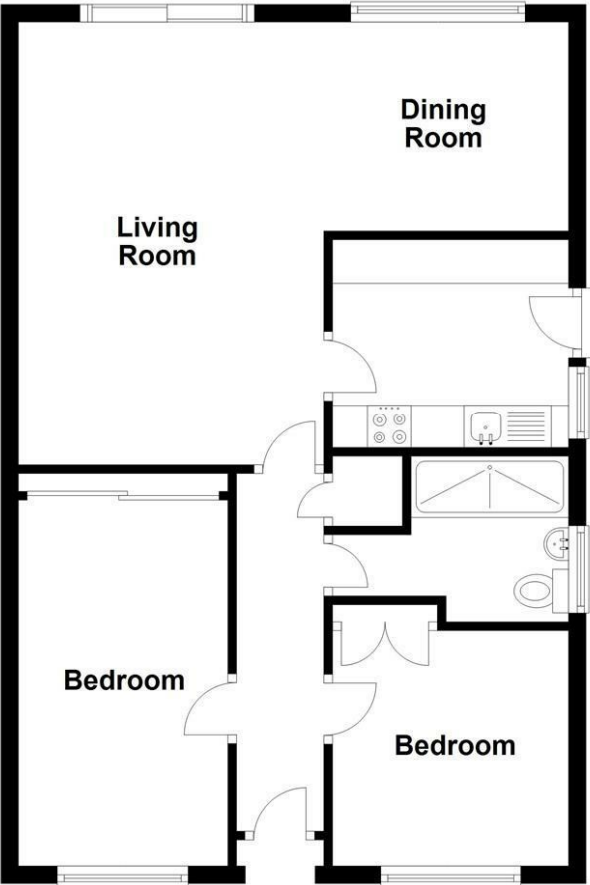
Saturday: 9.00am to 4.00pm

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 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



Ground Floor

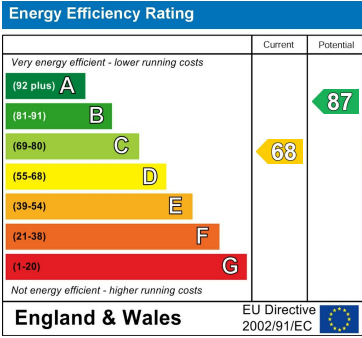
Approx. 61.2 sq. metres (658.3 sq. feet)

Total area: approx. 61.2 sq. metres (658.3 sq. feet)

Area Map



Energy Efficiency Graph



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