

Town & Country

Estate & Letting Agents



56 Longcroft, Weston Rhyn, SY10 7JP

Offers In The Region Of £299,999

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this IMMACULATE, SPACIOUS ATTRACTIVE BUNGALOW WITH WELL KEPT FRONT AND REAR LANDSCAPED GARDENS, VIEWS ACROSS THE FIELDS TO THE REAR within a QUIET CUL DE SAC LOCATION close to Weston Rhyn village and within easy access to Oswestry and Wrexham. The property comprises hallway, lounge, kitchen/breakfast room, large Edwardian conservatory, three bedrooms one with en-suite and family shower room. There is full double glazing, gas central heating and single integral garage. Viewing is highly recommended to appreciate the location and condition of the property.

Directions

From Oswestry join the A5 travelling towards Wrexham, on 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, then second left into Longcroft. Proceed up the development where the property will be found in the top right hand cul de sac.

Hall

The spacious hallway has a radiator, coved ceiling, loft access, security system console and a part glazed door to the front. Access to a centrally boarded loft with pull down ladder and strip light with good storage space. Doors lead to all rooms.

Lounge 17'7" x 11'3" (5.38m x 3.43m)



Having a bow window to the front with lots of light, focal automatic electric contemporary fire with down lighting, radiator, coved ceiling, TV point and two telephone points.

Additional Photograph



Kitchen 14'7" x 10'11" (4.47m x 3.35m)



Fully fitted with an extensive range of base, wall and display units, plumbing and space for a dishwasher with integrated fridge, 1½ bowl ceramic sink with mixer tap, tiled floor, eye level double electric oven, ceramic hob, integral extractor fan, part tiled walls, under unit lighting, spot lighting, breakfast bar, radiator, window to the rear, tv point, telephone point and part glazed door to the rear.

Additional Photograph



Edwardian Conservatory 18'8" x 12'0" (5.69m x 3.66m)

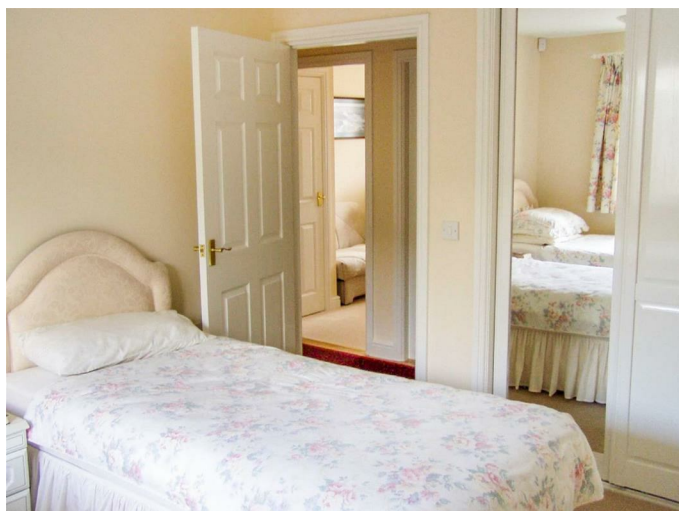


This impressive private conservatory has a tiled floor, three radiators, TV points, French doors leading out to the garden and Velux window in the roof. The current owners use the conservatory as a second reception room and formal dining room all year round.

Utility Room 7'6" x 5'1" (2.31m x 1.57m)

Having a tiled floor, stainless steel single drainer sink unit and mixer tap, extractor fan, window to the rear, plumbing for a washing machine, base and wall units and radiator.

Bedroom One 10'11" x 10'7" (3.35m x 3.25m)



A good sized double bedroom having a window to the rear overlooking the garden, radiator, TV point, built in double wardrobes with mirror door and a single built in wardrobe. A door leads to the ensuite.

En-suite



Being fully tiled with a window to the rear, mains corner shower, WC., wash hand basin, tiled floor, extractor fan, spot lights and a radiator.

Bedroom Two 10'0" x 8'7" (3.05m x 2.62m)



Bedroom two has a window to the front, radiator and built in double wardrobe with a mirrored door.

Bedroom Three 10'7" x 6'7" (3.25m x 2.03m)



Bedroom three is currently used as a home office and has a window to the front, radiator and a built in single wardrobe, TV point and two telephone points.

Shower Room

The shower room is fitted with a WC., wash hand basin, tiled floor, fully tiled walls, spot lights, extractor fan, built in shelving, radiator and shower cubicle with electric shower.

Garage

The single garage has an up and over door, side personal door, ample storage and wall mounted gas boiler.

Front Garden



The front garden is well maintained with attractive lawned and shrubbed gardens. There is a double width driveway, outside lighting and a canopy style porch with paved pathway to the front door. There is gated side access to the rear garden.

Rear Garden



The rear garden is a particular feature of the property and is very private with paved and shrubbed gardens, trellis fencing raised well stocked flower beds and side access. The gardens back onto open fields.

View to the Rear



The property enjoys views to the rear over open fields and far reaching views beyond.

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 Band C.

Services

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

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

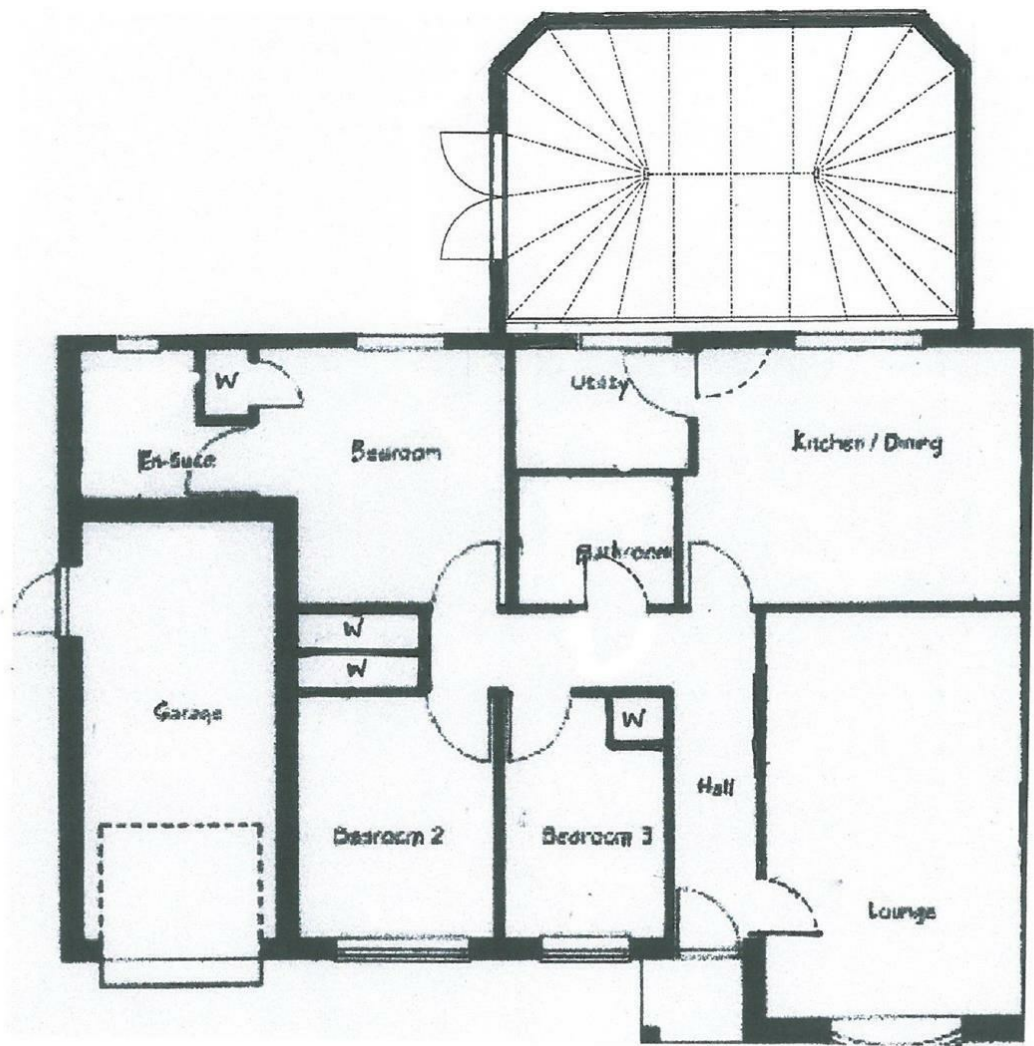
Saturday: 9.00am to 2.00pm

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.

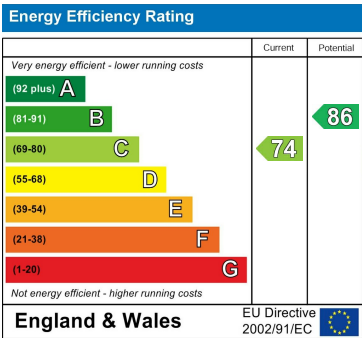
Floor Plan



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk