

Town & Country

Estate & Letting Agents



**50 Longcroft, Weston Rhyn, SY10
7JP**

£1,200 Per Month

Town and Country are pleased to offer this four bedroom detached house to rent in a popular area of Weston Rhyn. Accommodation comprises entrance hall, lounge, dining room, kitchen/ breakfast room, utility room, cloakroom, four bedrooms, one ensuite and a separate family bathroom. There is a single garage, lawned garden to the front and lawned garden to the rear with open countryside views. All rentals require one month's rent in advance and one month's rent as a damage deposit. A holding fee of £100 per person over the age of 18 will be required to secure the property, (this is deductible from the first months rent.) All deposits are held within the Deposit Protection Service (Custodial).

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, then second left into Longcroft. Proceed up the development where the property will be seen on the right.

HALLWAY

With doors leading to the lounge and Kitchen.

LOUNGE



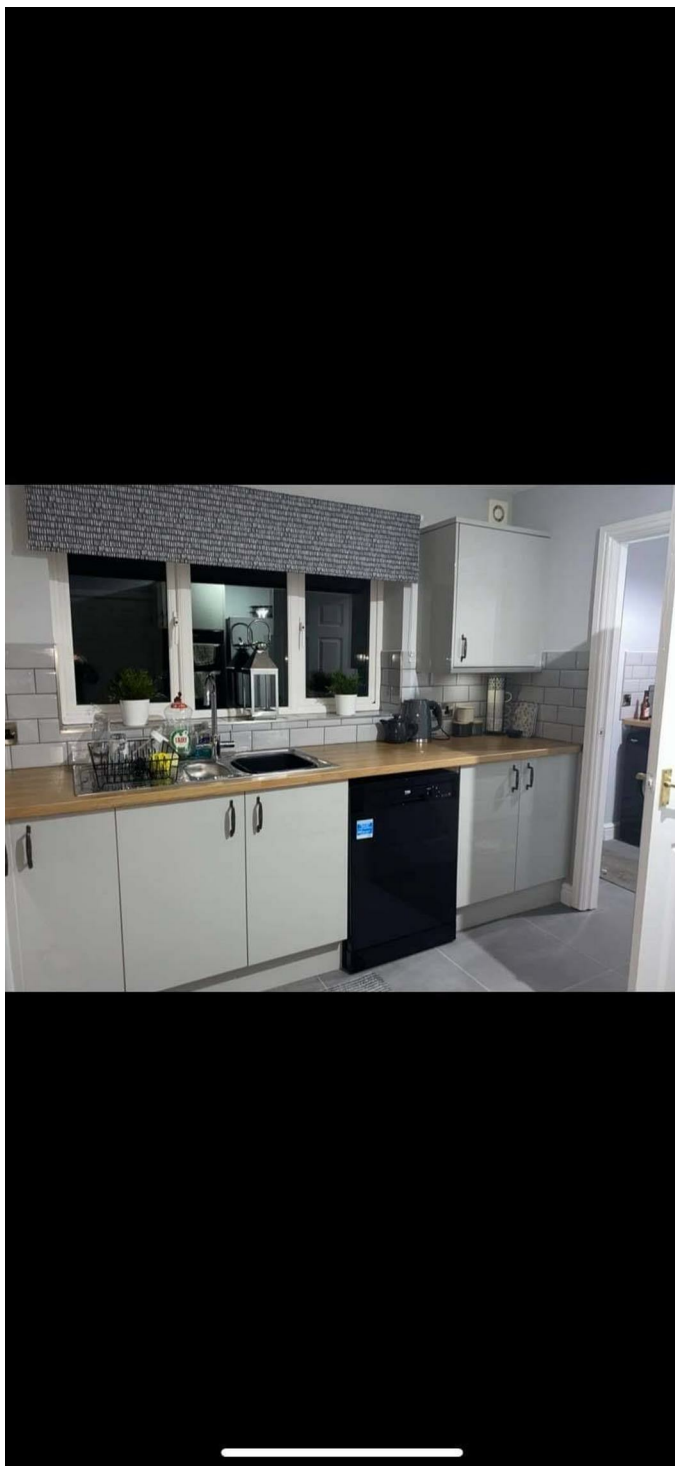
Having a window to the front, gas fire with fire surround over, doors to dining room and wall light.

DINING ROOM



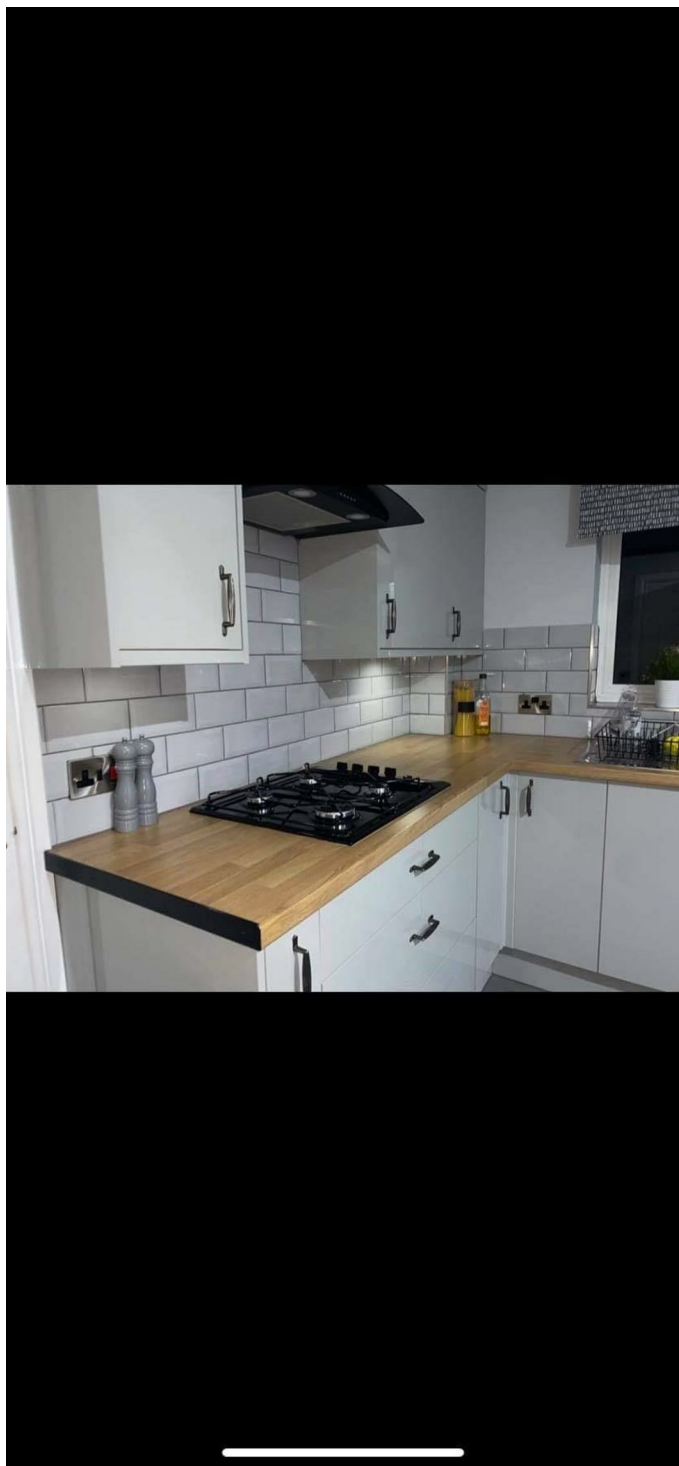
With patio doors to the rear garden.

KITCHEN/BREAKFAST ROOM



Fitted with a range of base and wall units, electric oven with gas hob and extractor fan.

ADDITIONAL PHOTO



ADDITIONAL PHOTO



UTILITY

Fitted with base units and space for appliances

CLOAKROOM

With low level w.c. And wash hand basin.

LANDING

MASTER BEDROOM



Having a window to the front, mirrored wardrobes.

EN-SUITE



Having a window to the side, low level WC, wash hand basin and shower cubicle.

SECOND BEDROOM



Window to the front and radiator.

THIRD BEDROOM



Window to the rear, cupboard and radiator.

FOURTH BEDROOM

Window to the rear.

BATHROOM

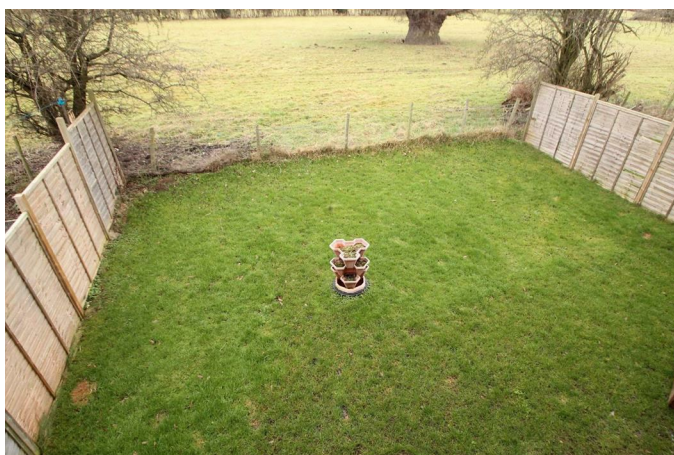


Fitted with a panelled bath, low level w.c. And wash hand basin.

FRONT GARDEN

The front gardens are lawned and have a double width driveway to the front leading to the garage.

REAR GARDEN



The rear gardens have a paved patio area with lawn beyond overlooking open countryside.

GARAGE

Having up and over door.

SERVICES

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

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH
TOWN AND COUNTRY ON 01691 679631

BUSINESS HOURS

Monday - Friday - 9.00 - 5.30

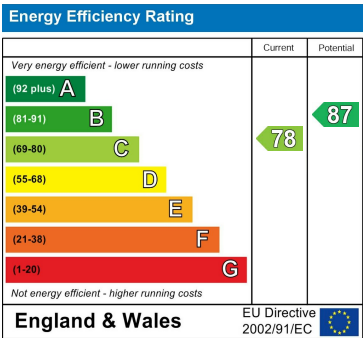
Saturday - 9.00 - 4.00

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