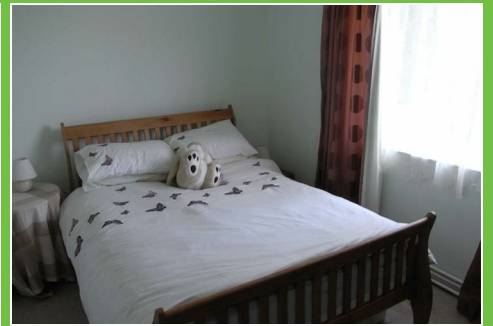


Town & Country

Estate & Letting Agents



31 Brookfields, Weston Rhyn, SY10 7RZ

Asking Price £118,750

Town & Country Oswestry are pleased to offer to the market this two bedroom ground floor flat in the popular village of Weston Rhyn, close to local amenities. The property benefits from Gas Central Heating and double glazing throughout. Accommodation comprises Lounge, entrance hall/study, two bedrooms, bathroom and kitchen. This property is ideal for investors and first time buyers. Viewing is highly recommended!

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, onto Station Road and turn left. Follow the road around to the left and then bear to the right where the property will be seen on the left identified by our To Let board.

Accommodation Comprises:



Entrance Hall 6'7" x 7'3" (2.00 x 2.21)

Fitted with laminate wood flooring, window to the side, central heating, power and lighting, glazed window to the side and part glazed door and side panel to the front. A door leads through to the lounge.

Lounge 16'11" x 11'4" (5.15 x 3.45)



Fitted with laminate wood flooring, window to the front, contemporary fireplace with stainless steel electric fire inset, coved ceiling, radiator and attractive French doors leading to the inner hall.

Inner Hall

Fitted with laminate wood flooring, coved ceiling, radiator, three built in storage cupboards, airing cupboard, shelving, telephone point and a pantry

Bedroom One 12'1" x 11'2" (3.69 x 3.40)



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

Bedroom Two 12'1" x 8'9" (3.69 x 2.66)



Having a window to the rear, coved ceiling and radiator. There is also a built in hanging cupboard.

Bathroom



Fitted with a white suite comprising wash hand basin on a vanity unit, panelled bath with Triton

shower over, tiled floor, part tiled walls, window to the rear and coved ceiling.

Separate W/C

Fitted with a low level w.c., coved ceiling, part tiled walls and window to the rear.

Kitchen 10'10" + recess x 8'10" (3.30 + recess x 2.69)



Fitted with a modern range of base and wall units in light beech, breakfast bar with display cabinet, tiled floor, stainless steel single drainer sink with mixer tap, part tiled walls, radiator, space for American Fridge/ freezer, coved ceiling, part glazed door to the rear, stainless steel electric oven and ceramic hob over and plumbing for washing machine/ dishwasher.

Additional Photo

GardenS



The front garden is lawned and shrubbed with a pathway leading to the front of the property.

The rear garden are a particular feature of the property and have two brick built outhouses with patio area leading off the kitchen. One of the outhouses has been converted into a laundry room with plumbing provided for both washing machine

and space for tumble drier. There are lawned gardens beyond with shrubbed borders all enclosed by hedging and fencing. A gate leads to the front and there is also a gate opening onto the adjoining field.

Hours of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

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.

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.

Services

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

Tenure/Council Tax

We understand the property is leasehold - 112 year lease from 2001.

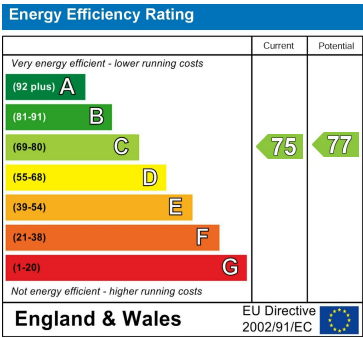
The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

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.