

Town & Country

Estate & Letting Agents



4 High Street, Weston Rhyn, SY10 7RP

Offers In The Region Of £175,000

Nestled in the charming village of Weston Rhyn, this delightful semi-detached cottage offers a perfect blend of comfort and picturesque surroundings. Located on the High Street, the property boasts stunning views over open fields at the rear, providing a serene backdrop for your daily life. Inside, you will find a well-maintained home featuring a cosy reception room, ideal for relaxing or entertaining guests. The property comprises two generously sized bedrooms and a spacious kitchen/ dining room, ensuring ample space for relaxation and entertaining. The bathroom is conveniently located, catering to the needs of modern living. This pretty cottage-style property is situated in a sought-after area on the edge of the village, allowing for a peaceful lifestyle while still being within easy reach of local amenities. The combination of its charming exterior and well-kept interior makes it an attractive option for those seeking a pretty home in a tranquil setting. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy village life with the added benefit of beautiful countryside views. Do not miss the chance to make this lovely cottage your new home.

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 continue until you reach the mini roundabout. Turn right onto High Street where the property will be found on the right hand side.

Accommodation Comprises

Hallway

The hallway has a door to the front, and door off to the lounge. Stairs lead to the first floor landing.

Lounge 11'5" x 12'11" (3.49m x 3.94m)



With a window to the front aspect, radiator and feature cast iron fireplace on a marble hearth with a gas fire insert. A door leads through to the kitchen.

Kitchen/ Dining Room 14'11" x 11'10" (4.57m x 3.62m)



The kitchen/dining room is a great space for entertaining and comprises a range of base and wall mounted units with worktop over, stainless steel sink and drainer unit with mixer tap over, space for appliances and a Rangemaster oven with extractor fan over with tiled recess. Tiled floor

throughout, radiator and window to the rear. There is also a part glazed door to the rear leading to the rear garden and an understairs storage cupboard housing the gas fired boiler.

Additional Photo



Additional Photo



Conservatory 9'10" x 11'1" (3.01m x 3.4m)



With a paving slabbed floor and bi-folding doors

which open fully into the rear garden .

A further two doors lead off the side of the conservatory. One into the cloakroom and the second into the bin storage area, with a gate leading into the side alley.

Additional Photo



Additional Photo



Additional Photo



Views Down The Garden



Cloakroom



The cloakroom comprises a wall mounted wash hand basin with mixer tap, WC, tiled floor and automatic lighting.

To The First Floor

The landing provides access to the bedrooms and bathroom.

Bedroom One 12'10" x 11'8" (3.92m x 3.56m)



This spacious double bedroom has a window to the front of the property, two alcoves suitable for wardrobes, radiator and cast iron feature fireplace. A door gives access to the staircase that leads to the attic room.

Bedroom Two 12'5" x 8'1" (3.79m x 2.47m)



With a window to the rear with countryside views, radiator and cast iron feature fireplace.

Family Bathroom 9'3" x 6'6" (2.84m x 2.00m)



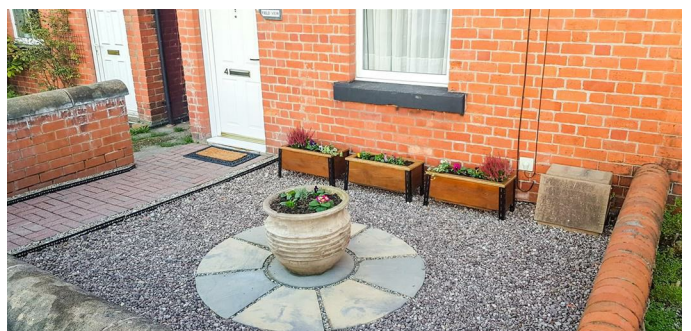
The well appointed bathroom comprises a panel bath with mixer tap and shower attachment over, wash hand basin and WC on vanity unit with a mixer tap over. There is also a double corner shower cubicle with jacuzzi jets. A heated towel rail, tile effect panelling, vinyl flooring and spotlights to the ceiling.

Attic Room



The attic room is a very useful area (no building regulations) providing additional storage space with light and power laid on.

To The Outside



The property is accessed over a gravelled front yard

with a brick wall boundary with a block paved path leading to the front door with a canopy porch over the front door.

Additional Photo



Rear Gardens



The good sized rear garden is mainly laid to lawn with a patio area for entertaining, fully enclosed by fence panelling and with countryside views. To the end of the garden, there is a further raised patio area with a shed.

Additional Photo



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 A.

Services

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

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.

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.

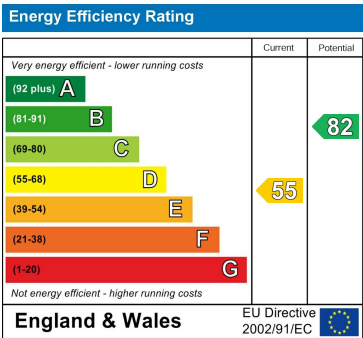
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



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