Town & Country

Estate & Letting Agents









2 Celyn Close, Weston Rhyn, SY10 7RB

Offers In The Region Of £318,500

Located in the desirable Celyn Close, Weston Rhyn, this spacious detached bungalow presents an exceptional opportunity for those seeking a comfortable and modern home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer. The bungalow boasts three well-proportioned bedrooms, including a master suite with an en suite shower room, providing both privacy and convenience. The modern kitchen/ dining room is designed for both functionality and style, making it a delightful space for culinary enthusiasts. The main bathroom is equally contemporary, ensuring that all your needs are met. Set within a small, exclusive development, this property benefits from a peaceful environment while still being close to local amenities. The large gardens surrounding the bungalow offer ample outdoor space for relaxation or entertaining, making it perfect for couples or families or those who enjoy gardening. Parking is a breeze with a driveway that accommodates up to four vehicles, along with a single garage for additional storage. In summary, this detached bungalow on Celyn Close is a rare find, combining modern living with a tranquil setting. Whether you are looking to for single floor living or seeking a family home, this property is sure to impress. Don't miss the chance to make it your own.

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 set back off the road in the small development of bungalows.

Accommodation Comprises;

Hallway

The property is accessed by a part glazed door to the front into the hallway with wood flooring, coved ceiling and access to the roof space via a loft hatch. There is a linen cupboard off. Doors lead to all ground floor rooms.

Lounge 11'2" x 17'7" (3.41m x 5.37m)



The good sized lounge has a bay window to the front, feature gas fire, wood flooring and coved ceiling. There is wall lighting and two radiators.

Kichen/Dining Room 11'0" x 14'7" (3.37m x 4.45m)



The modern kitchen/dining room comprises a range of grey gloss fronted wall and base mounted units with worktop over, 1 1/2 stainless steel composite sink and drainer unit with mixer tap over, integral fridge/freezer and integral Neff electric oven, combination grill and Neff hob with a chimney extractor fan. There are also pull out larder units, under unit lighting, soft close drawers and spotlights to the ceiling. There is a window to the rear and tiled floor. A door leads through to the utility.

Utility Room 7'7" x 5'1" (2.32m x 1.57m)



The utility provides further base and wall units for extra storage, space and plumbing for a washing machine and dishwasher, stainless steel sink and drainer with mixer tap over and window to the rear. The floor is tiled and the walls are part tiled throughout. A part glazed door provides access to the rear garden.

Bathroom 6'11" x 5'6" (2.11m x 1.7m)



The bathroom suite comprises a three piece suite with panelled bath, low level w.c and a wash hand basin, extractor fan and spotlights to the ceiling. Part tiled surround and radiator.

Bedroom Three 10'4" x 6'9" (3.16m x 2.06m)



Bedroom three has a window to the front, radiator, TV point and open reach point.

Bedroom Two 8'8" x 10'4" (2.65m x 3.16m)



This bedroom has a window to the front of the property, built in wardrobe and radiator.

Bedroom One 10'7" x 11'0" (3.25m x 3.37m)



With a window to the rear, radiator, a built in wardrobe and a door leading through to the en suite.

Ensuite Shower Room



The ensuite comprises a shower, wash hand basin on a vanity unit with mixer tap over, fully tiled walls,

heated towel rail and radiator. There is a window to the rear.

Garage

The garage is accessed by an up and over door and also houses the boiler. There is a side personal door, power and lighting.

Front Garden



To the front of the property there is a lawned garden with a driveway leading to the garage. A pathway leads to the front covered porch area with outside lighting.

Rear Garden



The good sized rear garden has a patio area with lawned and shrubbed gardens, raised flower beds, shed, outside tap and fence panelling to the boundaries. A gate gives access to the front of the property and the garage personal door is accessed from the side.

Additional Photo



Services

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

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 D.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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.

Town and Country Services

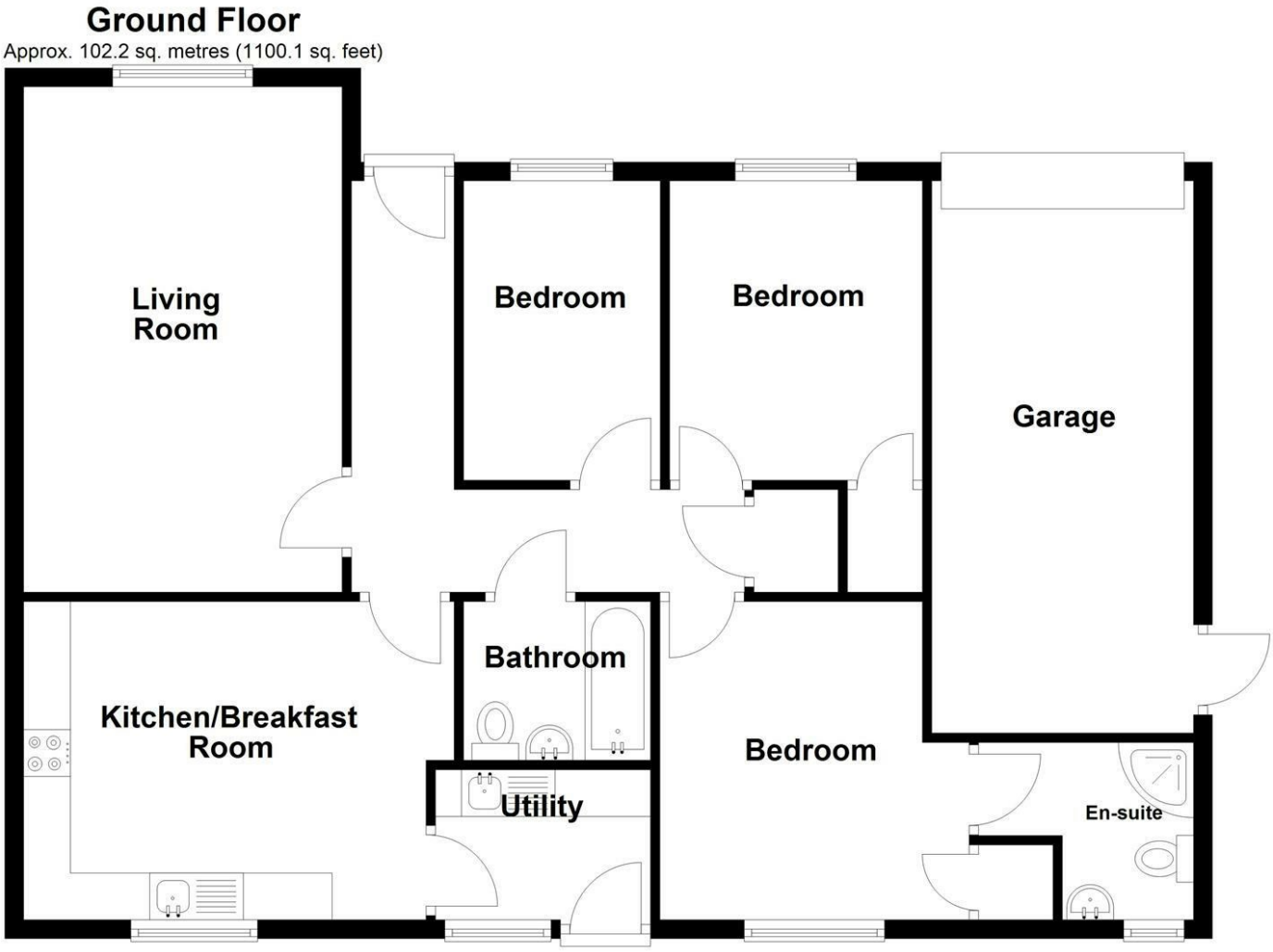
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Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

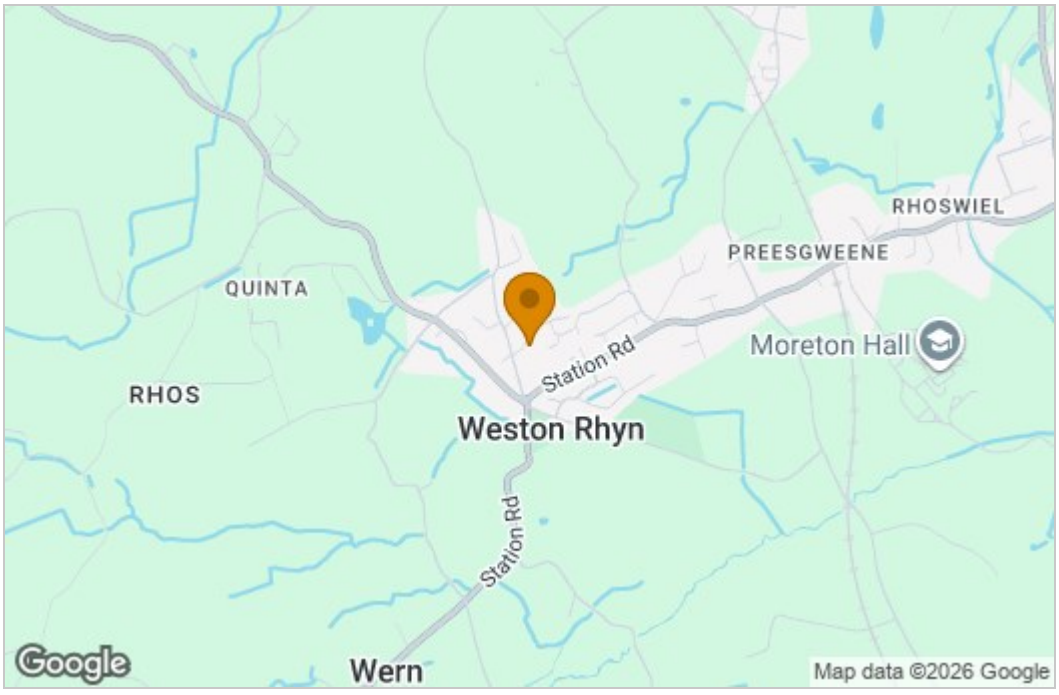
Money Laundering Regulations

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.

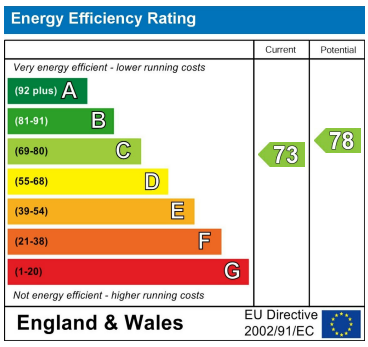
Floor Plan



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.

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