

3 Oak Close Weston Rhyn Oswestry SY10 7TL



2 Bedroom Bungalow - Detached
Offers In The Region Of £259,950

The features

- EXCELLENT DETACHED BUNGLAOW
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- 2 DOUBLE BEDROOMS AND FAMILY BATHROOM
- GARDENS TO THE FORE SIDE AND REAR
- NO UPWARD CHAIN
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- GOOD SIZED LOUNGE, DNING ROOM KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- EPC RATING C



***** ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES *****

A well presented, 2 bedroom detached bungalow, with potential to create a third bedroom, offered for sale with no upward chain.

Occupying an enviable position in this popular village ideally placed for commuters with ease of access to the A5/M54 motorway network and excellent facilities in the village and a short drive from the busy market Town of Oswestry.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room/ Bedroom 3, Kitchen, 2 double Bedrooms, Bathroom.

The property has the benefit of gas central heating, double glazing, driveway, garage and gardens to the fore, side and rear.

No upward chain, viewing recommended.

Property details

LOCATION

Weston Rhyn is a self sufficient village and plays host to a primary school, two churches, public houses/restaurant, active village hall, takeaways and a short stroll from an M&S food store and Lion Quays Health Spa.

The nearby busy market Town of Oswestry boasts an excellent of amenities including major supermarkets, high street stores, banks, charming range of independent stores, numerous restaurants/public houses, cafe's, doctors and schools including Oswestry independent school and the Golf course.

For commuters to major Towns and Cities Weston Rhyn is conveniently placed between two Railway stations, Gobowen and Chirk which has links to Shrewsbury, Chester and London. The County Town of Shrewsbury is 22 miles away and the City of Chester 23 each access from the nearby A5 trunk road.

RECEPTION HALL

L shaped Reception Hall with Airing Cupboard and Loft Access.

LOUNGE

A lovely light room having double opening French doors to the garden and window to the side. Ornamental fire surround, media point, radiator.

DINING ROOM

with window to the rear, radiator.

KITCHEN

with range of shaker style units having single drainer sink set into base cupboard, further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds with wall units over and tall shelved larder unit, window to the front, tiled floor, radiator.

BEDROOM 1

A good sized double room with windows to the front and side, radiator.

BEDROOM 2

with window overlooking front aspect, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, Window to the front, radiator.

OUTSIDE

The property is approached over driveway with parking for around three cars, leading to the Garage

which has an up and over door, Power & Lighting. The Front Garden is laid to a good sized lawn. Side pedestrian access leads to the Rear Garden with large paved sun terrace and lawn, enclosed with wooden fencing. There are two further storage sheds around the back of the garage.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

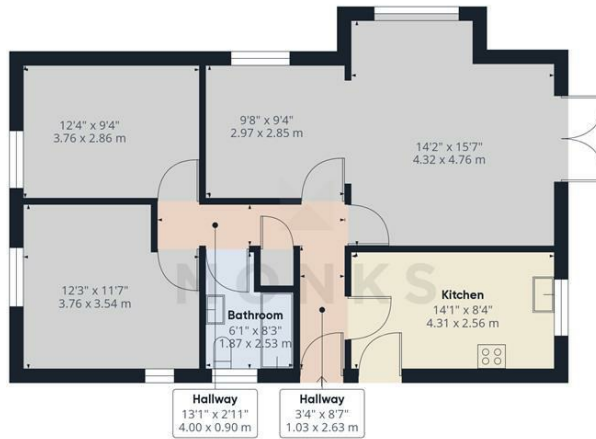
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0 Building 1

Approximate total area[®]
948.81 ft²
88.15 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 100 |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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