

# 65 The Meads Weston Rhyn SY10 7SJ



3 Bedroom House - Semi-Detached  
Offers In The Region Of £185,000

## The features

- EXCELLENT SEMI DETACHED HOUSE
- OFFERING SCOPE FOR IMPROVEMENT
- 3 BEDROOMS AND BATHROOM
- PERFECT FOR COMMUTERS WITH EASE OF ACCESS TO A5
- VIEWING RECOMMENDED
- ENVIABLE SELF SUFFICIENT VILLAGE LOCATION
- LOUNGE, DINING ROOM, KITCHEN
- ESTABLISHED GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN



**\*\*\* MATURE 3 BEDROOM SEMI DETACHED HOUSE \*\*\***

Offered for sale with no upward chain this mature 3 bedroom semi detached house, is perfect for first time buyers or a growing family.

Occupying an enviable position in the heart of this much sought after self sufficient village and being ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom.

The property has the added benefit of central heating, double glazing, parking and lovely established gardens.

Viewing highly 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.

### ENTRANCE HALLWAY

Front door leads into the Entrance Hallway. Door leads off into the Lounge and staircase leading to first floor landing. Radiator and handy storage under stairs.

### LOUNGE

A naturally well lit room with window to the front aspect, feature fireplace with stone surround and hearth. Radiator, TV and media points and archway leading off,

### KITCHEN/ DINING ROOM

The open plan Kitchen/ Diner is well lit with two windows overlooking the rear aspect. The kitchen has been fitted with with a range of wooden effect colonial fronted base units comprising of cupboards and drawers with worktop over. Stainless steel single drainer sink set into base unit and inset four ring gas hob. Space and amenities beneath worktops for washing machine, tumble dryer and fridge. Partially tiled walls, and a further range of matching wall mounted units and housing an eye level oven/ grill. Partially glazed door leads out to the side/ rear of the property.

DINING AREA- Providing space for dining with family and friends. Window overlooking the rear aspect. Door opening to handy storage cupboard/ pantry.

### FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing, with window to the side aspect, and access hatch into the loft space. Doors lead off,

### BEDROOM 1

A good sized double bedroom with window overlooking the rear aspect. Radiator.

### BEDROOM 2

A further double bedroom with window overlooking the front aspect. Radiator

### BEDROOM 3

Window to the front aspect, radiator.

### OUTSIDE

The property is approached over driveway providing ample parking for multiple vehicles, partially covered with carport. The front garden is laid with lawn and enclosed with flower beds and mature hedges. To the rear there is a brick built shed, the garden has been laid to lawn with paved patio seating.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains services are connected.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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.

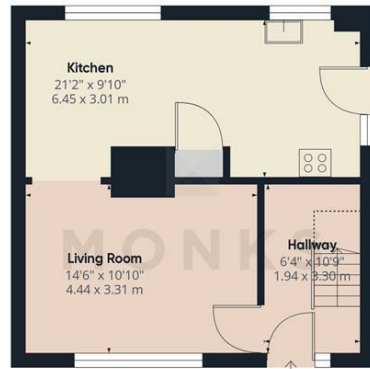
#### NEED TO CONTACT US

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



Floor 1

**Approximate total area<sup>(1)</sup>**  
 845.18 ft<sup>2</sup>  
 78.52 m<sup>2</sup>

**Reduced headroom**  
 14.96 ft<sup>2</sup>  
 1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
 Shropshire, SY11 2SP

## 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	85
	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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