

# Town & Country

Estate & Letting Agents



**25 Ashlands Road, Weston Rhyn, SY10 7TN**

**Offers In The Region Of £150,000**

WITH NO CHAIN!! CALLING ALL FIRST TIME BUYERS AND INVESTORS. Town & Country Oswestry are pleased to offer this two bedroom mid mews property benefitting from gas central heating and Upvc double glazing. Internal accommodation briefly comprises of lounge, kitchen/dining room, two bedrooms and bathroom. Externally the property has paved and gravelled gardens for ease of maintenance and provides off street parking for two vehicles. Located in a popular area in Weston Rhyn, the property has all local facilities close at hand and is within easy reach of all major road networks connecting Chester, Wrexham and Shrewsbury. Viewing is highly recommended.



## DIRECTIONS

From our Willow Street office proceed out of town, joining the A5 towards Wrexham. Continue along until reaching Gledrid roundabout and take the first exit signposted Weston Rhyn. Continue through the village along Station Road, passing over the level crossing and passing the school on the right hand side. Take the second turning on the right onto Trehowell Lane and then first right onto Ashlands Road. The property will be observed on the left hand side identified by our for sale board.

## CANOPY PORCH

A canopy porch leads to the front door.

## LOUNGE 12'4" x 16'6" (3.76m x 5.03m)



The good sized, bright lounge has a window to the front, part glazed door to the front, stairs rising to the first floor, built in under stairs cupboard, Adams style fire surround with a marble effect hearth and inset, tv point, telephone point, radiator and a door leading through to the kitchen.

## ADDITIONAL PHOTO



## KITCHEN/DINING ROOM 12'4" x 8'4" (3.76m x 2.54m)



The kitchen/ dining room has a window to rear and a part glazed door leading out to the rear garden. The kitchen is fitted with a range of base and wall units in light maple with work surfaces over, part tiled walls, ceramic tiled flooring, stainless steel single drainer sink, built in stainless steel oven, 5 ring gas hob and extractor fan, wall mounted gas fired boiler, plumbing for a washing machine, radiator, space for tumble dryer and space for a fridge/ freezer.

## ADDITIONAL PHOTO



## LANDING

Having doors leading to the bedrooms and the bathroom.



**BEDROOM ONE 13'6" x 8'10" (4.11m x 2.69m)**



The good sized double bedroom has a window to the front, radiator, built in wardrobes, loft access and an airing cupboard.

**BEDROOM TWO 6'11" x 11'9" (2.11m x 3.58m)**



Bedroom two is also a good size having a window to the rear and a radiator.

**BATHROOM**



The bathroom has a window to the rear, three piece

suite comprising a wash hand basin, w.c., panelled bath with a Triton electric shower over, part tiled walls, wood style flooring and a radiator.

**FRONT GARDEN**

To the front is a gravelled garden with parking for two cars.

**REAR GARDEN**



To the rear is a paved garden ideal for entertaining and sitting out fully enclosed by fence panelling. There is a gate giving access for the bins and an outside tap. Being fully enclosed makes the garden ideal for children and pets.

**ADDITIONAL PHOTO**



**VIEWING**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY I.E.A ON OSWESTRY 679631

**TO MAKE AN OFFER**

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a

Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **SERVICES**

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

### **OUR SERVICE**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### **HOURS OF BUSINESS**

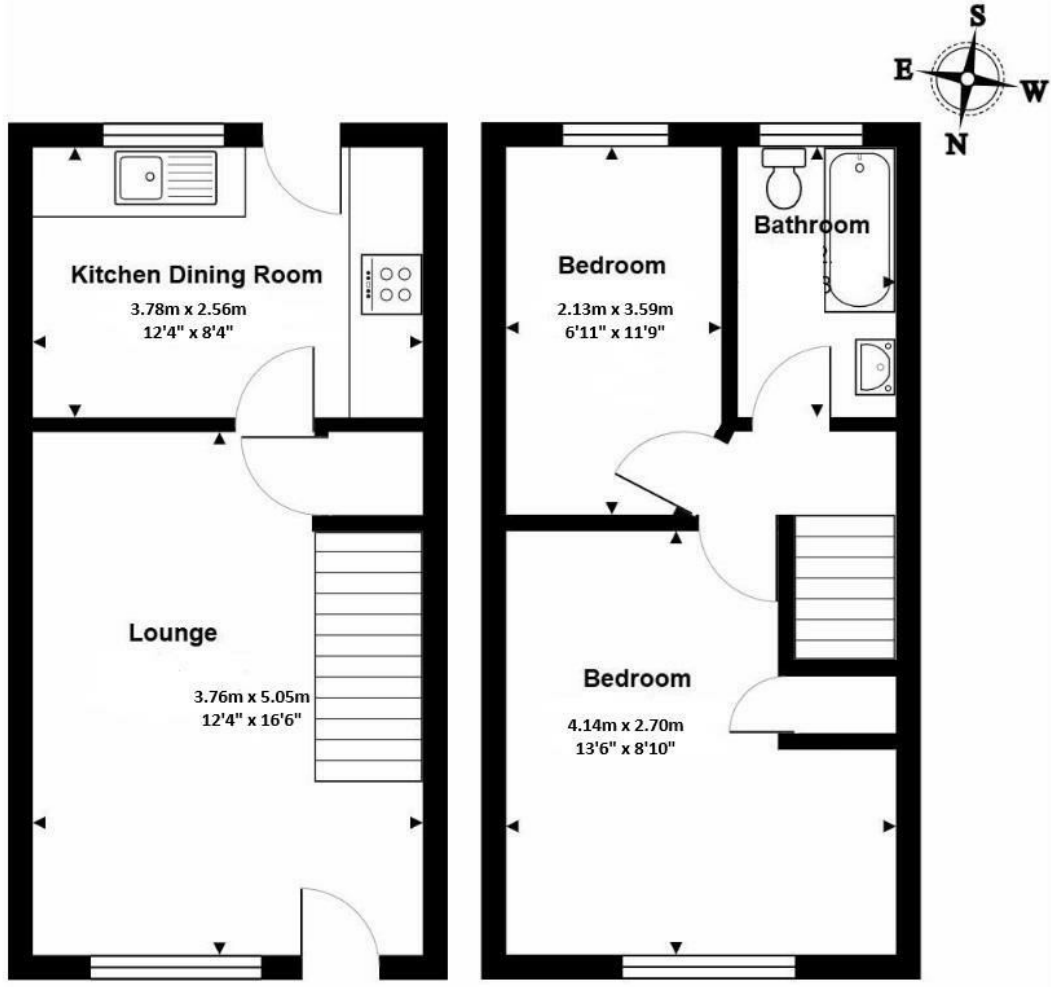
Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 2.00

### **TENURE/ COUNCIL TAX**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

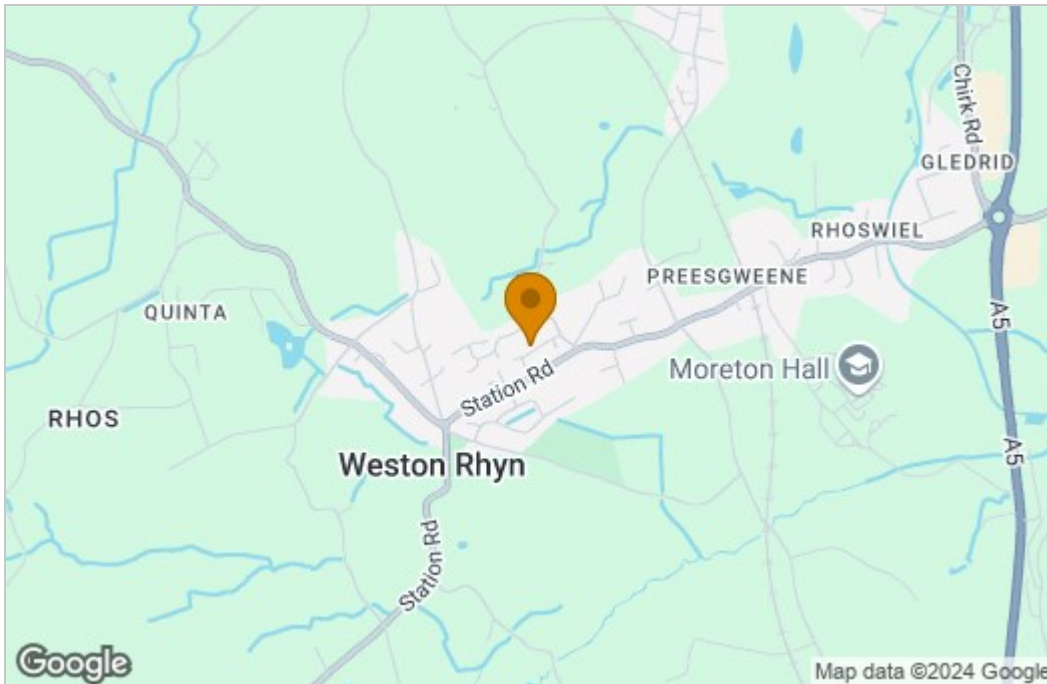
The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

## Floor Plan

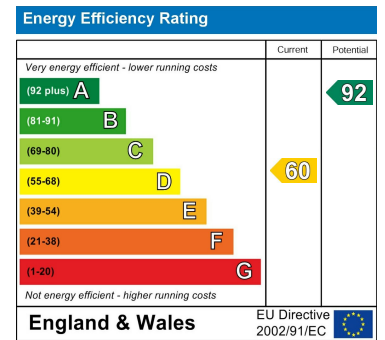


All measurements are approximate and for display purposes only

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk