



**2 Berllan Close, Weston Rhyn, SY10 7TH**  
**Offers In The Region Of £330,000**

A well presented four bedroom, family home set in good sized corner plot with extensive gardens, double garage and ample parking. The accommodation briefly comprises entrance hall, ground floor w.c, family dining room, lounge, good sized conservatory, spacious kitchen/breakfast room. Four bedrooms, one with en-suite, family bathroom. Enclosed gardens with patio areas from which to enjoy outdoor entertaining.

## Location

Weston Rhyn provides a shop, post office, chapel, church, public houses and primary school. The larger nearby town of Oswestry (3 miles) has a more comprehensive range of amenities. The A5 trunk Road (0.5 mile) gives easy access to Llangollen, Wrexham and Chester.

## Accommodation

UPVC part glazed entrance door with canopy over opens into:-

## Entrance Hall

Stairs off to the first floor, integral door to garages and doors off to:-

## Ground Floor W.C

Window to side, w.c, wash hand basin, radiator.

## Dining Room 15'10" x 14'2" (4.83 x 4.34)

Spacious dining room with patio doors opening into the garden, radiator, doors off to lounge and kitchen.

## Kitchen/Breakfast Room 20'0" x 11'6" (6.10 x 3.51)

Well appointed kitchen/breakfast room fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap and UPVC double glazed window over, gas hob with extractor above, AEG electric oven and grill, integrated dishwasher, breakfast bar with display cabinet over, UPVC double glazed window to side, UPVC external door, radiator and door to:-

## Conservatory 22'6" x 9'9" (6.87 x 2.99)

A lovely addition to the property is the large conservatory which has access from both the kitchen and lounge with external side door into the garden. Brick base with UPVC double glazed window, tiled floor, power and lighting.

## Lounge 16'11" x 12'7" (5.18 x 3.85)

Patio doors to conservatory, wood burner, tall radiator.

## On The First Floor

Stairs rise from the hallway to the first floor landing, window to front, ceiling hatch to roof space with pull down ladder, doors off to all rooms.

## Master Bedroom 14'0" x 11'3" (4.27 x 3.44)

UPVC double glazed window over looking the side garden, built in wardrobes with overbed storage, bed side cabinet and shelving, radiator.

## Bedroom Two 12'5" x 11'10" (3.80 x 3.62)

UPVC double glazed window to side, radiator, built in wardrobe and door to:-

## En-Suite Shower Room

Shower enclosure with electric "Triton" shower, w.c, wash hand basin and extractor fan.

## Bedroom Three 14'7" x 10'11" (4.46 x 3.34)

UPVC double glazed window to front, built in wardrobe and radiator.

## Bedroom Four 10'6" x 9'1" (3.21 x 2.77)

Currently used as an office, UPVC double glazed window to front and radiator.

## Family Bathroom

Shower enclosure with electric "Triton" shower, bath with shower take off, w.c, wash hand basin with drawer unit below, window to side, heated towel rail.

## Outside

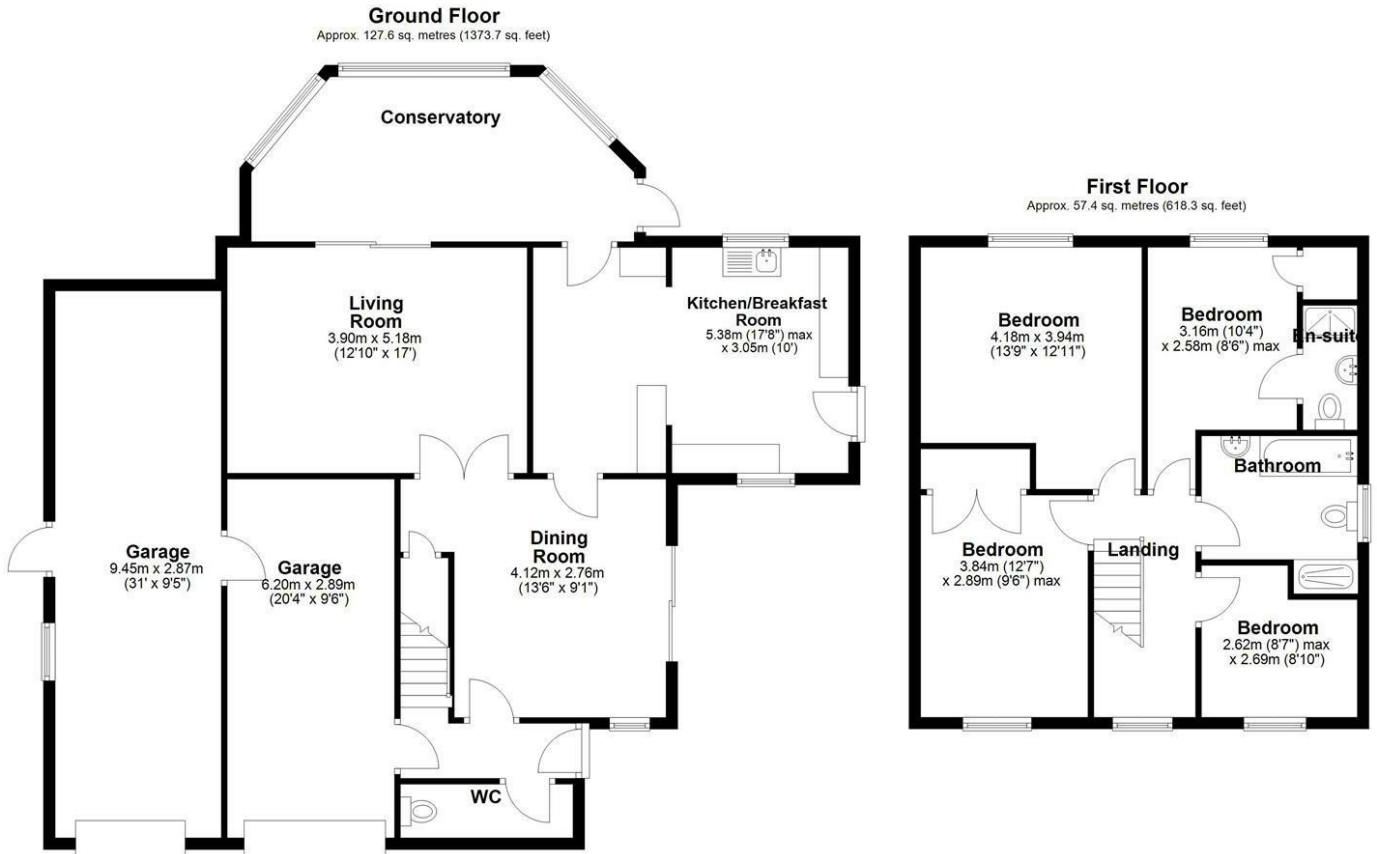
Approached over the drive to front, offering ample off road parking with access to both garages and gated access into the garden. The extensive gardens are a particular feature of the property with several patio areas, lawned garden, well stocked borders all of which are enclosed for a safe family environment.

## Double Garage

Up and over doors to front, integral door to 1st garage off hallway. Second garage has personal side door into the garden. Lighting and power laid on.



# Floor Plan



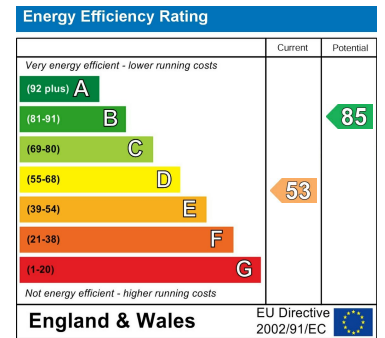
Total area: approx. 185.1 sq. metres (1992.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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