

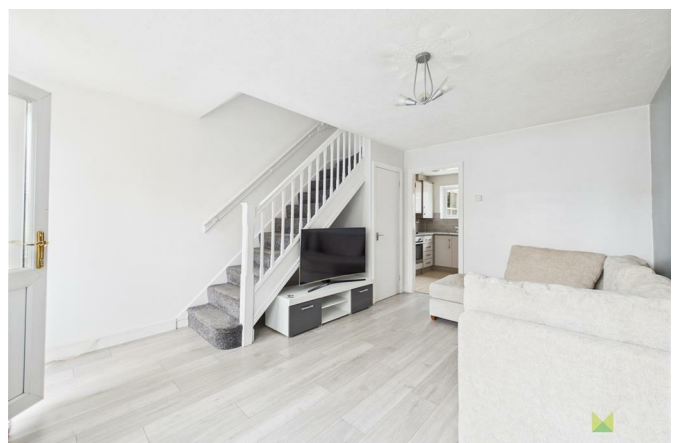
10 Ashlands Road Weston Rhyn SY10 7TN



2 Bedroom House - Semi-Detached
£850 PCM

The features

- TWO BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE WITH SOTRAGE CUPBOARD
- TWO DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN WITH GARDEN ROOM
- EPC RATING C
- CONVENIENT CUL DE SAC LOCATION
- KITCHEN WITH APPLIANCES AND UTILITY ROOM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- EARLY INTEREST ADVISED



***** TWO BEDROOM SEMI DETACHED HOME *****

An opportunity to rent this two bedroom semi detached home offering convenient living. Having ease of access to nearby amenities and the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Lounge, Kitchen, Utility Room, Two Bedrooms and Bathroom.

Having benefit of gas central heating, partial double glazing, driveway with off road parking, and enclosed rear garden.

Early interest advised.

Property details

LOCATION

LOUNGE

Entrance door leads into the Lounge. Window to the front aspect. Staircase leading to the First Floor Landing. TV and media point. Radiator.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Integrated oven/ grill with inset four ring electric hob and extractor hood over. Space below work surface for dishwasher and further space for a fridge/ freezer. Further range of wall mounted units and space for dining table. Door leads into,

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer- Door leading out to the Rear Garden.

FIRST FLOOR LANDING

Stairs lead from the lounge to the First Floor Landing with window to the side aspect. Doors leading off,

BEDROOM 1

With two windows to the front aspect. Airing cupboard. Radiator.

BEDROOM 2

Double bedroom with window to the rear aspect. Radiator.

FAMILY BATHROOM

Fitted with suite comprising of panelled bath with shower head over. WC and wash hand basin. Window overlooking the rear aspect.

GARDEN ROOM

Newly fitted to the garden and providing a further entertaining space with window to the front aspect and entrance door. Power and lighting.

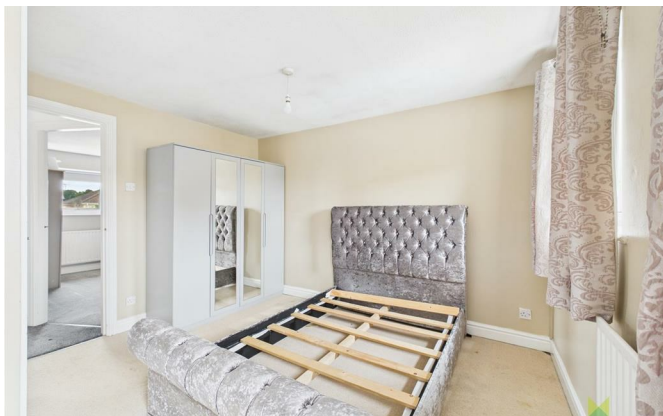
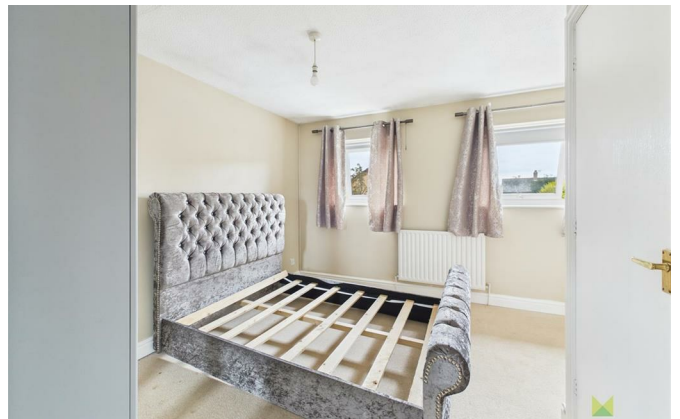
OUTSIDE

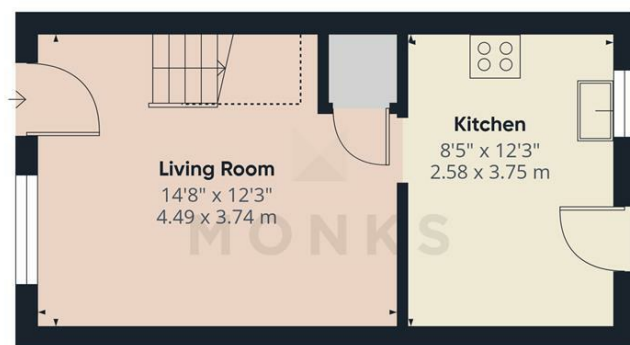
To the front of the property there is a driveway providing ample off road parking. Side access gate leads to the Rear Garden.

The Rear Garden has a large area laid with lawn and paved patio area. Paved pathway leads to the Garden Room. Enclosed with fencing.

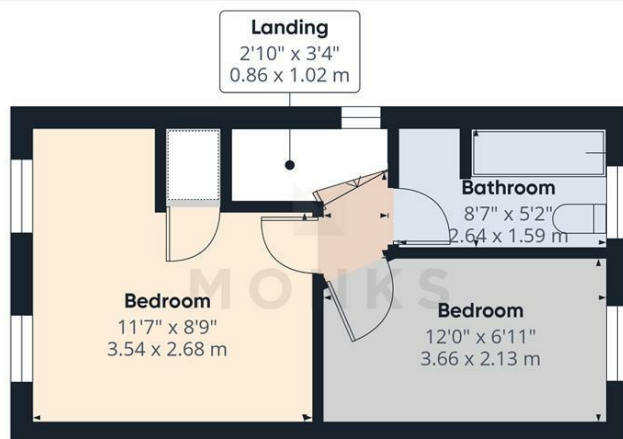
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Floor 0 Building 1



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Approximate total area^m
542 ft²
50.3 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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		
(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		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) 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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