

# BOWEN

PROPERTY SINCE 1862



Offers in the Region of £335,000

🏠 3 Bedrooms    🚿 2 Bathrooms

6 Chapel Croft, Weston Rhyn, Oswestry  
SY10 7JS

## 6 Chapel Croft, Weston Rhyn, Oswestry, SY10 7JS

---

### General Remarks

A superb 3 Bedroom Detached Bungalow situated in a quiet cul-de-sac of similar properties. The property has been exceptionally well maintained and includes generously sized living accommodation alongside private rear gardens, ample off road parking and a single garage. The property is warmed by gas fired central heating and is fully double glazed. A most notable feature is the extension to the rear of the Kitchen which offers a Sitting/Dining Room linking with the large Conservatory. Early inspection is highly recommended as the property is offered for sale with no onward chain.



BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Location :** The property is situated in the popular village of Weston Rhyn which has an excellent range of amenities including primary school, shop, post office and public houses. The property is also within easy walking distance of the Shropshire Union Canal and surrounding countryside. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has a good bus services and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

### Accommodation

A covered entrance porch with part glazed uPVC door leads into:

**Hall:** Radiator, access to loft space, central heating control, built in airing cupboard with slatted shelving and radiator & doors off to:

**Living Room:** 17' 7" x 11' 1" (5.35m x 3.39m)  
Electric fire set in decorative stone surround, radiator and TV/telephone points.

**Kitchen:** 14' 2" x 11' 0" (4.32m x 3.35m) plus former Utility Area Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Recently fitted Zanussi double oven, separate induction hob with extractor hood over, space/plumbing for fridge freezer and washing machine, fitted breakfast bar, two radiators, tiled floor, part tiled walls and opening from former Utility Area into:

**Sitting/Dining Room:** 11' 9" x 9' 7" (3.59m x 2.92m)  
Radiator, TV point, access to loft space and sliding glazed doors into:

**Conservatory:** 12' 2" x 9' 11" (3.70m x 3.01m)  
Tiled floor, TV point, access to loft space and glazed doors to gardens.

**Bedroom 1:** 11' 1" x 10' 9" (3.37m x 3.27m) max  
Fitted wardrobes, bedside table and dressing table. Radiator, TV point and door to:

**En Suite:** 6' 4" x 5' 1" (1.92m x 1.54m) Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Radiator, tiled floor, part tiled walls and extractor fan.

**Bedroom 2:** 10' 3" x 8' 7" (3.13m x 2.62m) Built in wardrobe, radiator and TV point.

**Bedroom 3:** 10' 4" x 7' 1" (3.14m x 2.16m) Fitted wardrobe and radiator.

**Shower Room:** 6' 11" x 5' 9" (2.12m x 1.75m)  
Suite comprising large walk in shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, extractor fan and heated towel rail.

**Garage:** 17' 9" x 8' 4" (5.42m x 2.53m) Electric roller door to driveway, pedestrian door to side, Worcester gas fired boiler and light/power facilities laid on.

**Outside:** Directly off the rear of the property is a large paved patio area providing an ideal outdoor entertainment space and spreads around to the side of the property. Adjoining is a good size lawned garden with flower and shrub border. Timber garden shed and summerhouse. To the front of the property is a tarmac driveway providing ample off road parking with adjoining lawns and flowering beds beyond.







**EPC Rating:** EPC Rating - Band 'C' (73).

**Council Tax Band:** Council Tax Band - 'C'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Oswestry proceed north on the A5/A483. At the Gledrid roundabout turn left signposted Weston Rhyn. Continue into the village and turn right into Trehowell Avenue. Continue through Long Croft and ahead into Chapel Croft where the property will be found in front of you at the end of the cul-de-sac.

## Ground Floor

Approx. 125.6 sq. metres (1351.7 sq. feet)



Total area: approx. 125.6 sq. metres (1351.7 sq. feet)

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

