

BOWEN

PROPERTY SINCE 1862



Offers in the region of £295,000

11 Long Croft, Weston Rhyn,
Oswestry, SY10 7JP

🏠 3 Bedrooms

🚿 2 Bathrooms

11 Long Croft, Weston Rhyn, Oswestry, Shropshire, SY10 7JP



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General Remarks

Bowen are delighted with instructions to offer 11 Long Croft in Weston Rhyn for sale by private treaty. This spacious and well designed property includes an open plan Kitchen/Diner which connects well with both the Living Room and recently improved Conservatory. The bedrooms are all good sized and served by a Family Bathroom with En Suite to the master bedroom.

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 part glazed uPVC door at the front of the property leads into:

Hall: Radiator, telephone point, stairs to first floor landing and door to:

Living Room: 15' 1" x 11' 0" (4.60m x 3.36m) max Gas fireplace, radiator, TV point and door to:

Kitchen/Diner: 17' 10" x 10' 2" (5.43m x 3.11m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, microwave and gas

hob with extractor hood over. Integrated dishwasher, tiled floor, radiator, understairs cupboard, spotlights to ceiling and glazed doors to:

Conservatory/Garden Room: 12' 5" x 9' 5" (3.78m x 2.86m) Recently upgraded solid/insulated roof, radiator and glazed doors to rear patio.

Utility: 7' 1" x 5' 10" (2.15m x 1.79m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated fridge, freezer and washing machine. Tiled floor,

radiator, part glazed door to rear and internal door to:

Cloakroom: 5' 11" x 2' 11" (1.81m x 0.88m) Low level flush w.c., wash hand basin, radiator and tiled floor.

Stairs to first floor landing: Built in airing cupboard, access to loft space and doors off to:

Bedroom 1: 12' 11" x 11' 3" (3.94m x 3.42m) Radiator and opening into:

Dressing Room: 7' 10" x 6' 10" (2.38m x 2.08m) Fitted wardrobes, radiator and door to:





En Suite: 10' 9" x 4' 4" (3.27m x 1.32m) Suite comprising large walk in shower cubicle with mixer shower, wash hand basin with vanity unit below, bidet and low level flush w.c. Heated towel rail, tiled walls and extractor fan.

Bedroom 2: 14' 10" x 9' 5" (4.51m x 2.87m) Built in wardrobes and radiator.

Bedroom 3: 9' 9" x 7' 7" (2.96m x 2.30m) Built in wardrobes and radiator.

Family Bathroom: 6' 6" x 6' 1" (1.98m x 1.86m) Suite comprising panel bath with mixer shower over, wash hand basin with vanity unit beneath and low level flush w.c. Tiled walls, vinyl flooring, heated towel rail and extractor fan.

Garage: 19' 11" x 8' 10" (6.08m x 2.70m) Electric up/over door to driveway, pedestrian door to side, Baxi gas fired boiler and light/power facilities laid on.

Outside: At the front of the property the driveway is bordered by lawned gardens and fencing. A pedestrian path leads to the side and rear gardens which include a large paved patio, well stocked flowering beds, lawn and arbour.

EPC Rating: EPC Rating - Band 'D' (63).

Council Tax Band: Council Tax Band - 'D'.

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.

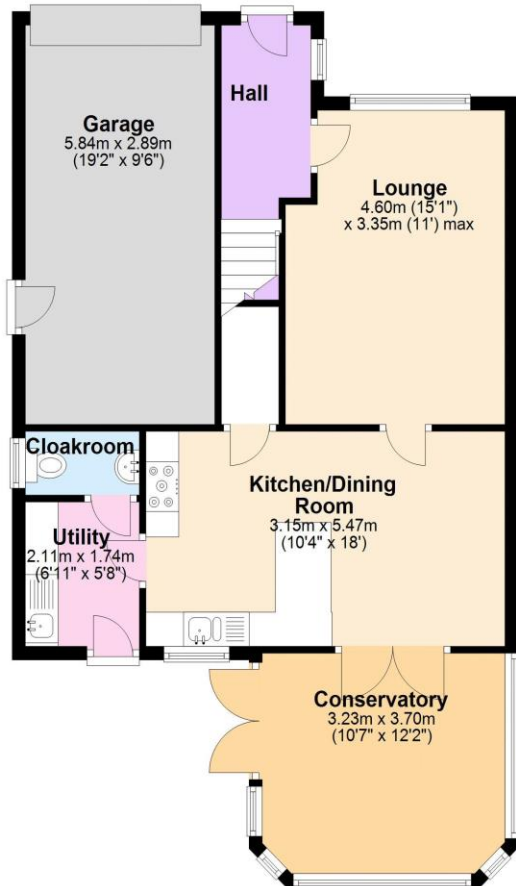
Directions: From Oswestry proceed north on the A5 towards Wrexham and Chester. On reaching the Gledrid Roundabout take the first turning left signposted for Weston Rhyn. Continue ahead on Station Road into the village itself over the railway crossing and passing the Primary School on your right hand side. Take the second turning right into Trehowell Lane then take the second left into Long Croft. Continue ahead and number 11 will be found on the left hand side.





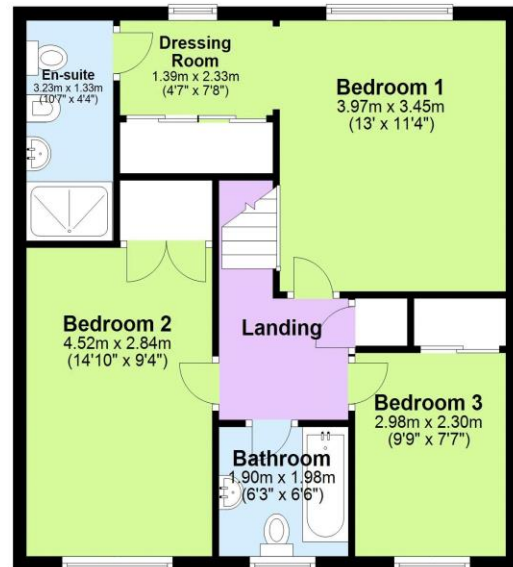
Ground Floor

Approx. 74.9 sq. metres (806.1 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 132.3 sq. metres (1423.6 sq. feet)

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.



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