

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,150

1 Tyn Y Celyn, Quinta, Weston Rhyn,  
Oswestry, SY10 7LW

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🏠 3 Bedrooms

🚿 1 Bathroom

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## General Remarks

Three-bedroom semi-detached rural house  
Expansive views over open countryside  
Good size garden, off road parking  
Oil central heating and uPVC double glazing  
EPC Rating 47|E Council Tax Band 'A'  
Holding Deposit £265.00 Deposit £1,326.00

## Accommodation

**Entrance Porch:** uPVC glazed door with glazed side panels.

**Entrance Hallway:** Carpet floor covering, timber entrance door with glazed panel, radiator.

**Lounge:** 15' 1" x 12' 7" (4.59m x 3.83m) Carpet floor covering, open fireplace with stone surround, TV points, radiator, picture rails.

**Dining Room:** 15' 0" x 6' 2" (4.58m x 1.89m) Wood effect laminate flooring, boarded-up fire with timber surround, internet point, radiator, coving to ceiling.

**Kitchen:** 15' 0" x 14' 11" (4.57m x 4.54m) Tile flooring, matching wall and base units with work top surface above and tiled splash backs. Sink and drainer with mixer tap, integrated dish washer, space for range style oven, spotlights to ceiling.

**Utility Room:** 10' 0" x 4' 11" (3.05m x 1.50m) Tile flooring, matching wall and base units, space and plumbing for washing machine.

**Stairs to First Floor Landing Area:** Carpeted stair and floor covering. Airing cupboard.

**Bedroom 1:** 16' 1" x 13' 0" (4.91m x 3.96m) Carpeted floor covering, radiator. Fitted wardrobe with hanging rails.

**Bedroom 2:** 17' 2" x 7' 9" (5.24m x 2.36m) Carpeted floor covering, radiator.





**Bedroom 3:** 11' 6" x 9' 4" (3.50m x 2.85m)  
Carpeted floor covering, radiator. Fitted wardrobe with hanging rails.

**Bathroom:** 8' 7" x 5' 3" (2.61m x 1.60m) Wood effect vinyl flooring, low level w.c., pedestal wash hand basin, panel bath with shower over and glazed screen, heated towel rail.

**Externally:** The property is approached from the side over a stone driveway providing parking. A walled courtyard leads to the rear entrance into the kitchen.

To the front is a good size lawn area with mature shrubs and far-reaching views over open countryside.

**Directions:** Upon entering Weston Rhyn along Station Road from Oswestry, take the first exit off the roundabout, proceed along Bronygarth Road before taking the first left onto Quinta Road. Continue to the end of the road where the property can be identified on the left-hand side.



**EPC Rating 47|E**

**Council Tax Band 'A'**

**Holding Deposit £265.00**

**Deposit £1,326.00**

**Tenure:** We are informed that the property is freehold.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.



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.