

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £895

3 Bedrooms 1 Bathroom

Maensilio, Rhiwlas, Oswestry,
Shropshire, SY10 7JJ

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General Remarks

Bowen are delighted with instruction to offer for let this most attractive characterful rural cottage constructed of local stone and with expansive views over open countryside. Standing in good sized gardens with ample off-road parking and large workshop (approx. 44 sp m). The property benefits from uPVC double glazing, oil central heating and wood burning stove.

Location: The property is located in the hamlet of Rhiwlas set within the spectacular backdrop of the Berwyn Mountains. The nearby villages of Llansilin, Llanarmon D C and Glyn Ceiriog have a good range of local amenities including shops, public house, post offices and Primary Schools. A more comprehensive range of shops and facilities can be found in the nearby market town of Oswestry (6 miles) whilst the A5/A483 provide direct access to the larger town of Wrexham, Shrewsbury and the city of Chester. Nearby train stations can be found at Chirk and Gobowen.

Accommodation

Entrance Hallway: 9' 6" x 7' 4" (2.90m x 2.24m) Tiled flooring, radiator, 'Velux' window.

Cloakroom: Low level w.c., corner wash hand basin, tiled splashback.

Boiler Room: Oil central heating boiler, space and plumbing for washing machine.

Lounge: 16' 6" x 14' 8" (5.02m x 4.48m) Carpet floor covering, inglenook fireplace housing wood burning stove, stairs to first floor with understairs storage cupboard, radiator, TV point, exposed beams to ceiling,

Kitchen: 15' 6" x 13' 9" (4.72m x 4.18m) Slate flooring, fully fitted kitchen with matching wall and base units with work top surface above, tile surround, integrated fridge/freezer, integrated dishwasher, 1 1/2 stainless steel sink and drainer, fan assist double oven with four ring hob above, radiator, uPVC door to outside elevation, exposed beams to ceiling.

First Floor Landing Area: Carpeted floor covering, airing cupboard housing hot water cylinder and slatted shelves, separate storage cupboard.

Bedroom 1: 14' 0" x 10' 6" (4.26m x 3.19m) Carpet floor covering, radiator.

Bedroom 2: 11' 8" x 8' 6" (3.56m x 2.60m) Exposed floorboards, radiator.

Bedroom 3: 11' 11" x 8' 4" (3.64m x 2.55m max) Carpet floor covering, radiator.

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.



Bathroom: Panel bath, glazed corner shower cubical with electric shower, pedestal wash hand basin, low level w.c., radiator, 'Velux' window, extractor fan.

Workshop: Block construction with timber sides, corrugated sheet roof and concrete floor, light and power points laid on.

Externally: The property is surrounded by mature gardens which are mainly laid to lawn with a number of mature shrubs and hedging. A patio area provides an ideal space for outdoor entertaining. A hardcore driveway provides ample parking.

Directions: From Oswestry head West towards Llansilin on the B4580. Continue on this road for approximately 3 miles until reaching Rhydycroesau. Turn right signposted Rhiwlas. Proceed until reaching Rhiwlas and continue towards Llanarmon where the property will be identified on the left-hand side by the Agents 'To Let' board.

What3Words: ///shrugging.waxer.obstruction

Council Tax Band 'D' EPC Rating TBC

Holding Deposit £206.00 Deposit £1,032.00

Tenure: We are informed 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.

