





Tala Lodge, High Street, Weston Rhyn, Oswestry, SY10 7RP
Offers In The Region Of £399,995

A superb four bedroom detached bungalow situated on the outskirts of Weston Rhyn. The property has been exceptionally well maintained and includes generously sized living accommodation alongside private rear gardens, ample off road parking and no onward chain. In brief the accommodation affords Entrance hall, living room, kitchen, utility room, principle bedroom with ensuite, three further bedrooms and family bathroom. There is a beautiful covered outside area making it perfect for alfresco dining.



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 bus service and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

ENTRANCE HALL

Through PVC front door, wood effect flooring, ceiling light, radiator, loft access and doors off to;

LIVING ROOM

A real feature to this property with uPVC double doors opening onto the rear covered entertainment area, wood effect flooring, outbuilt log burner, ceiling lights and radiator.

KITCHEN/DINER

A modern fitted kitchen offering a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the rear garden. Integrated appliances to include double oven and gas hob. There is a free standing dishwasher and American fridge freezer which the current owners will be leaving. Part tiled walls, tiled flooring, spot lighting and radiator. Door into the utility.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, sink with drainer and mixer tap over, plumbing for a washing machine, tiled flooring, part tiled walls, extractor fan and door and window to the rear garden.

BEDROOM ONE

A double room with built in wardrobes, a bow window to the front with made to measure shutters, fitted bedroom units, radiator and a door leading to the en-suite.

ENSUITE

Modern and upgraded suite comprising double shower cubicle with fitted power shower, vanity unit with wash hand basin and WC. Tiles to floor and walls, fitted storage cupboard, spot lighting, extractor fan and radiator.

BEDROOM TWO

Double room with a bow window to the front with shutters, wood effect flooring, built in storage cupboard, ceiling light and a radiator.

BEDROOM THREE

Double room having a window to the front with made to measure fitted shutters, ceiling light and radiator. Included in the sale is a four door wardrobe and two bedside tables.

BEDROOM FOUR

With window to the front, wood effect flooring, ceiling light and radiator.

BATHROOM

Modern suite comprising of a panelled bath with an electric Bristain shower over and a glass screen, wash hand basin and WC. Radiator, extractor fan and tiled flooring and walls.

EXTERNAL**REAR**

The private rear garden has a patio with a good sized covered pergola ideal for entertaining and al fresco dining all year round as the garden is a real sun trap. The gardens are, lawned with shrubbed and flower borders. With two wooden garden sheds, additional patio and outdoor lighting.

SIDE

The side garden provides further lawned area along with a pedestrian gate to the road. To the far side of the property there is also a further gated covered storage area ideal for bikes, log storage and garden machinery/ tools.

FRONT

The property is approached from the lane through a farm style gate onto a sweeping driveway which provides ample parking for several vehicles. The front gardens have been landscaped and mainly lawned with raised flower borders and planting. A paved pathway runs either side of the property with a pathway leading up to the front door. The property is enclosed by fencing giving a real feel of privacy with attractive downlighters providing lighting at night.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 23 Mbps & Ultrafast 900 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)





Local Authority: Shropshire

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village, onto Station Road and continue until you reach the mini roundabout. Turn right onto High Street where the property will be found on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334

**Roger
Parry**
& Partners

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.