

# Town & Country

Estate & Letting Agents



**19 Ashlands Road, Weston Rhyn, SY10 7TN**

**Offers In The Region Of £162,500**

Town and Country Oswestry offer this two bedroom terraced home set in a popular residential area of Weston Rhyn. AVAILABLE WITH NO CHAIN! The property has two good sized bedrooms, kitchen and bathroom and lounge. Externally there is an enclosed rear low maintenance garden and parking for two vehicles. Weston Rhyn has all amenities close at hand including a school, shop and good road links to large towns and cities. This property is a ideal for first time buyers or those looking for a buy to let investment property.

### Directions

From our Willow Street office proceed out of town, joining the A5 towards Wrexham. Continue along until reaching Gledrid roundabout and take the first exit signposted Weston Rhyn. Continue through the village along Station Road, passing over the level crossing and passing the school on the right hand side. Take the second turning on the right onto Trehowell Lane and then first right onto Ashlands Road. The property will be observed on the left hand side.

### Accommodation Comprises:

**Lounge 12'5" x 15'5" (3.80 x 4.70m)**



With a door and a square bay window to the front, TV and telephone point, door to a useful under stairs storage cupboard and a door through to the kitchen. Stairs lead up to the first floor.

### Additional Photograph



**Kitchen 7'11" x 12'0" (2.43 x 3.66m)**



The kitchen sits at the back of the property and has a window and a door leading into the rear garden. Fitted with a range of base and wall units with contrasting work surfaces over and a breakfast bar, space and plumbing for an electric oven & hob, stainless steel single bowl sink with mixer tap, plumbing and space for a washing machine, space for a fridge and separate under counter freezer, a radiator and part tiled walls.

### Landing

Doors lead to the bedrooms and the bathroom.

**Bedroom One 12'6" x 11'10" (3.82 x 3.63m)**



The largest bedroom has a window to the front, a radiator, access to the roof space via loft hatch and a door to the airing cupboard which houses the electric wall mounted boiler.

### Additional Photograph

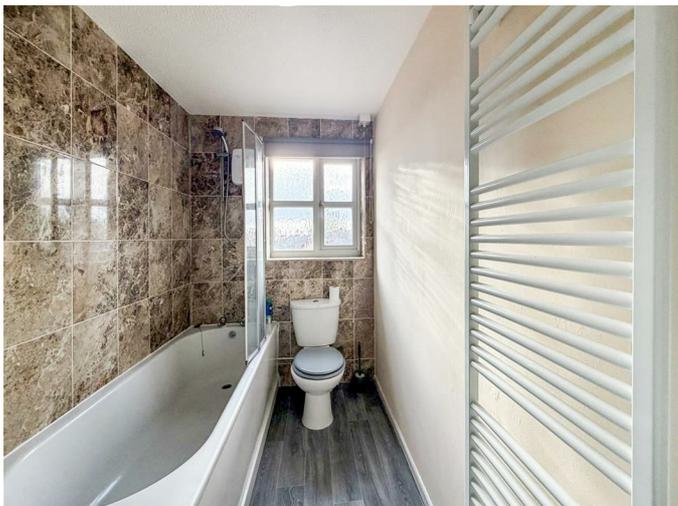


**Bedroom Two 6'11" x 11'9" (2.12 x 3.60m)**



Having a window to the rear and a radiator.

### Bathroom



Having a window to the rear, part tiled walls, panelled bath with Triton electric shower over, heated towel rail, W/C, wash hand basin and laminate flooring.

### Additional Photograph



### Rear Garden



The low maintenance south facing rear garden is fully enclosed so is safe for pets or children. A gate to the rear, the garden has been recently paved with Indian stone tiles.

### Front Garden & Parking

The property benefits from a driveway which provides parking for two vehicles, there is bed under the front window planted with shrubs and a path leads to the front door.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

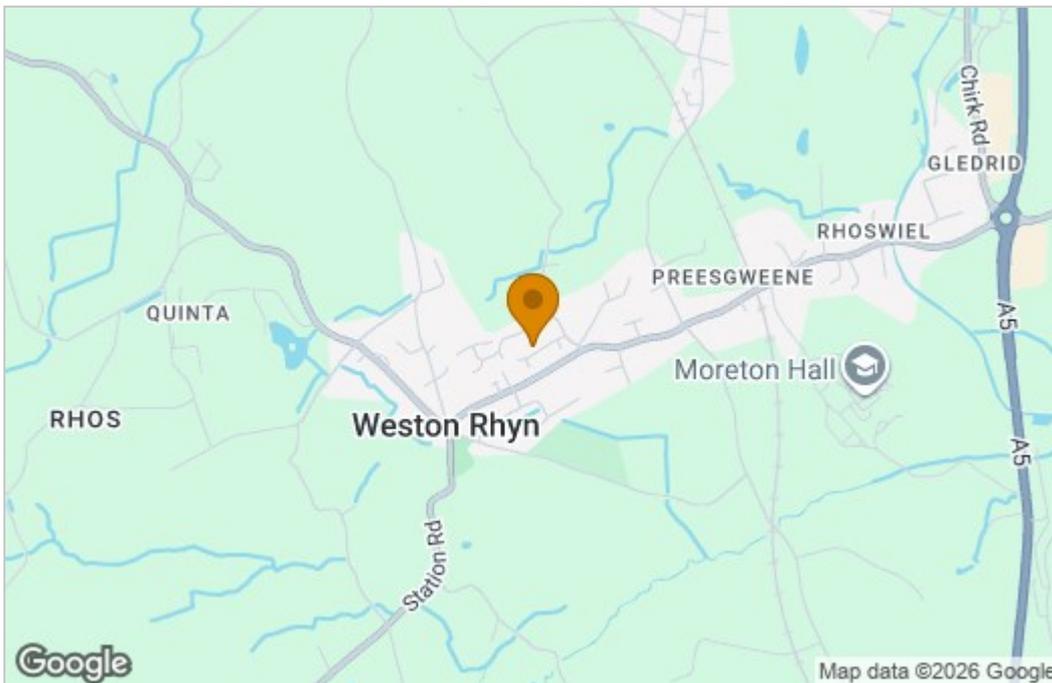
## **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

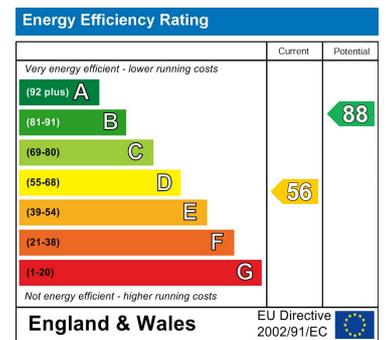
The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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