

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,100

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

 3 Bedrooms

 1 Bathroom

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



General Remarks

Three-bedroom semi-detached house
Expansive views over open countryside
Good size garden, off road parking
Oil central heating and uPVC double glazing
EPC Rating 39|E Council Tax Band 'A'
Holding Deposit £253.00 Deposit £1269.00

Location: The property is situated in the hamlet of Quinta just outside the village of Weston Rhyn. The village itself has an excellent range of amenities including shops, Post Office, Primary School and a number of Public Houses. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester as well as the motorway network beyond. Main line train stations can be found at nearby Chirk and Gobowen. The area is renowned for walking and outdoor pursuits with the Shropshire Union Canal close by.

Entrance Porch: 11' 10" x 4' 3" (3.61m x 1.29m) uPVC glazed door with glazed side panels.

Kitchen/Breakfast Room: 17' 9" x 10' 9" (5.41m x 3.28m) Wood effect flooring. Dual aspect windows. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, radiator.

Boiler Room: 5' 5" x 3' 5" (1.64m x 1.04m)

Dining Room: 14' 11" x 10' 9" (4.54m x 3.28m) Understairs storage cupboard, built-in cupboard. Radiator.

Lounge: 15' 0" x 15' 0" (4.58m x 4.57m) Dual aspect windows, two radiators.

Stairs to First Floor Landing Area: Radiator.

Bedroom One: 15' 6" x 15' 1" (4.73m x 4.60m) Walk-in wardrobe, radiator.

Bedroom Two: 15' 6" x 11' 3" (4.73m x 3.43m) radiator.

Bedroom Three: 11' 0" x 7' 7" (3.35m x 2.30m) Built-in wardrobe, radiator.

Bathroom: 6' 10" x 5' 1" (2.09m x 1.54m) Tile effect vinyl flooring. Panel bath with electric shower and shower screen above, low level flush w.c., pedestal wash hand basin, extractor fan.

Outside: The property is approached over a stone driveway providing parking. The enclosed gardens are laid to lawn with a variety of shrubs, trees and flowering plants. Numerous seating areas with 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.

What3Words://waged.trumpet.curl

EPC Rating 47|E Council Tax Band 'A':

Holding Deposit £253.00:

Deposit £1269.00:

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 Ellesmere 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.



Flat 2, Tynycelyn, Quinta, Weston Rhyn, SY10 7LW



Total Area: 128.0 m² ... 1378 ft²

All measurements are approximate and for display purposes only

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.