

# BOWEN

PROPERTY SINCE 1862



Monthly Rental of £995

8 The Gables, Station Road, Weston Rhyn, Oswestry  
SY10 7RS

🛏 3 Bedrooms

🚿 2 Bathrooms



## 8 The Gables, Station Road, Weston Rhyn, Oswestry SY10 7RS



A property business  
steeped in heritage  
with a forward  
thinking outlook.

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### General Remarks

Modern three-bedroom detached corner plot located in the village centre

Ensuite and separate Utility Room

Enclosed garden and off-road parking

uPVC double glazing and gas central heating

EPC Rating 74|C Council Tax Band 'C'

Holding Deposit £229.00 Deposit £1,148.00

### Accommodation

**Location:** Weston Rhyn has an excellent range of amenities including primary school, shop, post office and public houses. The property is close to 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 good bus services and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

**Entrance Hallway:** Wood effect laminate flooring, uPVC entrance door, stairs to first floor.

**Cloakroom:** Wood effect laminate flooring, low level w.c., corner vanity sink unit, with tile splash back, stainless steel heated towel rail.

**Lounge:** 12' 11" x 9' 9" (3.94m x 2.96m) Wood effect laminate flooring, wood burning stove, TV point, radiator, uPVC patio doors to rear elevation.

**Kitchen/Diner:** 19' 1" x 8' 2" (5.81m x 2.49m) Wood effect laminate flooring, matching wall and base units with timber effect work surface and tile surround, integrated double oven with gas hob and extractor above, stainless steel sink and drainer with mixer tap with space and plumbing for a dishwasher, radiator, uPVC patio doors to rear elevation.

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.

**Utility Room:** 6' 9" x 5' 4" (2.05m x 1.62m) Tile flooring, base units with timber effect work surface and tile surround, space and plumbing for washing machine and dryer, stainless steel sink and drainer with mixer tap, radiator, wall-mounted combination gas boiler, extractor fan, uPVC door to rear elevation.

**Stairs to First Floor Landing Area:** Carpeted stairs.

**Bedroom 1:** 15' 7" x 8' 3" (4.75m x 2.52m) Wood effect laminate flooring, TV point, radiator.

**Ensuite:** 8' 2" x 3' 2" (2.50m x 0.97m) Tile flooring, low level w.c., vanity sink unit, glazed shower cubical

with shower mixer off mains, stainless steel heated towel rail, extractor fan, spotlights to ceiling.

**Bedroom 2:** 13' 4" x 6' 5" (4.07m x 1.95m) Wood effect laminate flooring, TV point, radiator.

**Bedroom 3:** 10' 0" x 6' 3" (3.04m x 1.91m) Wood effect laminate flooring, radiator.

**Bathroom:** 6' 9" x 5' 9" (2.05m x 1.75m) Tile flooring, low level w.c., vanity sink unit, panel bath with glazed screen and electric shower, stainless steel heated towel rail, extractor fan, spotlights.

**Externally:** To the front is a wall garden with iron gate, the rear garden is mainly laid to lawn with timber decking, and timber boundary fencing.





An aerial photograph of a vast, rolling landscape under a soft, golden sky. The terrain is a patchwork of green fields, brown hedgerows, and distant hills. In the foreground, there's a dense area of dark, scrubby vegetation. The overall mood is serene and timeless.

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