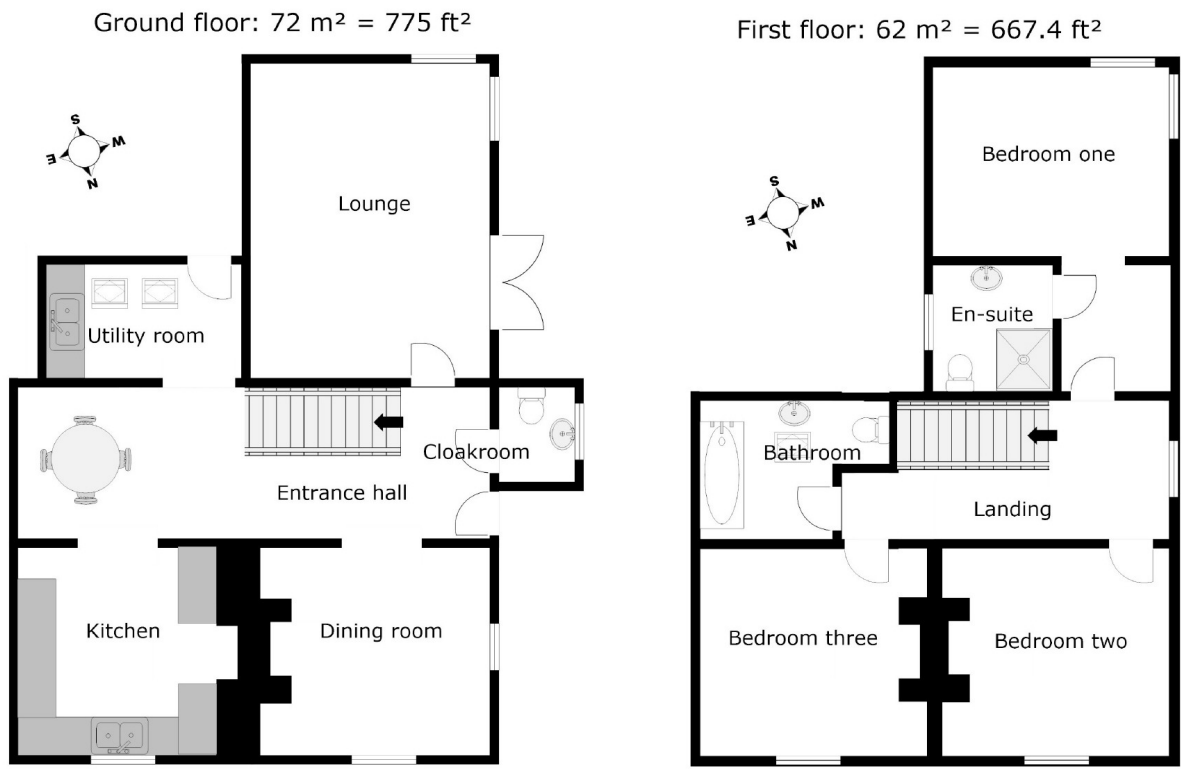


FOR SALE

Weir Cottages, Weston Rhyn, Oswestry, Shropshire, SY10 7LF

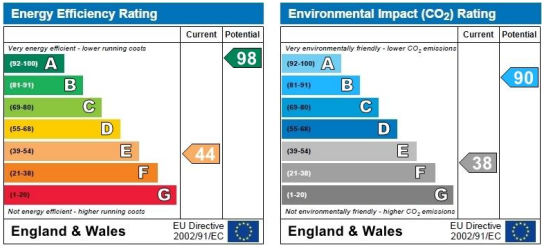


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



Halls 1845

01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



onTheMarket.com

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FOR SALE

Chain Free £275,000

Weir Cottages, Weston Rhyn,
Oswestry, Shropshire, SY10 7LF

This semi rural semi detached house has been extended to provide a spacious family home situated between the hamlet of Hengoed and the village of Weston Rhyn. The property comprises; Reception Area, Lounge, Dining Room, Kitchen, Utility, Cloakroom, First Floor Landing with Master Bedroom with Dressing Area and Ensuite, Two further Bedrooms, Bathroom, Parking, Garden, Overlooking babbling brook. Available with No Chain.



Oswestry (4 Miles) Wrexham (11.5 Miles) Shrewsbury (20.5 Miles)
Gobowen Train Station 1.5 Miles
All Distances Approximate



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **Three Bedroom Cottage**
- **Semi Rural Location**
- **Oil Central Heating**
- **Double Glazing**
- **Overlooking Brook**
- **Must See To Appreciate**

LOCATION

The popular village of Weston Rhyn provides a shop, chapel, church, hairdressers, public house and primary school.

Hengoed is a popular hamlet situated on the English Welsh border and benefits from countryside walks and excellent commuter links.

DIRECTIONS

Proceed from Oswestry along the A5 towards Chirk. On reaching the 'Gledrid' roundabout take the first exit signposted Weston Rhyn. Proceed through the village and over the level crossing, at the mini roundabout proceed towards Oswestry, out of the village. Continue and take the second left hand turn towards Oswestry. The property will be viewed to the right hand side.

COVERED ENTRANCE PORCH

With UPVC double glazed door leading into:

RECEPTION AREA

Opening through to Dining Room and with access to the Inner Hallway and Cloakroom.

CLOAKROOM

Comprising a two piece suite in white with low flush WC, wash hand basin, UPVC double glazed window to

the side elevation, radiator.

LOUNGE

16'6" x 12'6" (5.03m x 3.81m)
A dual aspect room with UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading out to the side elevation, radiator.

DINING ROOM

11'1" x 10'5" (3.37m x 3.18m)
A dual aspect room with UPVC double glazed window to the front and side elevations, fitted base unit for storage, display niche with exposed brick, radiator.

INNER HALLWAY

With staircase leading to the First Floor Landing, radiator, exposed brick pillar.

KITCHEN

10'11" x 10'4" (3.34m x 3.14m)
Comprising a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with worktops over and tiled splash backs, stainless steel sink unit with drainer to the side, space for range cooker, UPVC double glazed window to the front elevation.

UTILITY ROOM

5'10" x 10'2" (1.79m x 3.09m)
With floor mounted oil fired boiler serving domestic hotwater and central heating needs, space for appliances, stainless steel sink unit, base unit for storage with worktop over, two velux roof windows, UPVC double glazed door leading out to the rear elevation.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, exposed brick pillar, radiator.

MASTER BEDROOM

16'9" x 12'5" (5.10m x 3.79m)
Comprising a Dressing Area, Bedroom and Ensuite. A dual aspect room with UPVC double glazed windows to the rear and side elevations, radiator.

ENSUITE SHOWER ROOM

Comprising a three piece suite in white providing a low flush WC, wash hand basin set within vanity unit, shower unit housing a dual head mixer shower, UPVC double glazed window to the side elevation, heated towel rail.

BEDROOM TWO

11'10" x 10'10" (3.60m x 3.30m)
With UPVC double glazed window to the front elevation, display niche to chimney breast, radiator.

BEDROOM THREE

11'2" x 12'1" (3.40m x 3.68m)
With UPVC double glazed window to the front elevation, display niche to chimney breast, radiator.

BATHROOM

6'11" x 9'10" max (2.12m x 3.00m max)
Comprising a three piece suite in white providing a low flush WC, wash hand basin set within vanity unit, bath with mixer tap, velux roof window, heated towel rail.

GARDEN

The garden is of a good size overlooking the babbling brook and overlooking to neighbouring countryside. The garden is left for the purchasers to design.

PARKING

There is parking provided to the front of the property.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

INSPECTED BY

This property was personally inspected by:-
Steven Murgatroyd B.Ed
Hayley Jackson BSc(hons) M.N.A.E.A DipDEA