

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,000

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

 3 Bedrooms

 2 Bathrooms

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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 £230.00 Deposit £1,153.00

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.

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.

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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. Beyond is off-street parking for one vehicle.



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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 Oswestry 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.



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.