

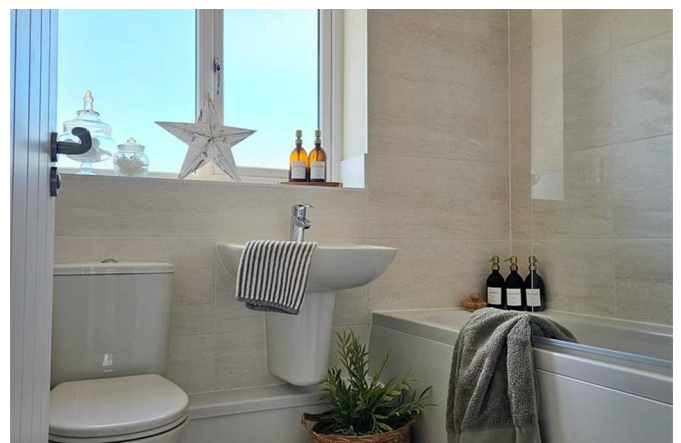
# Plot 61 Stones Wharf Weston Rhyn Oswestry SY10 7TG



2 Bedroom Bungalow - Detached  
Offers In The Region Of £285,000

## The features

- LOVELY 2 BEDROOM DETACHED BUNGALOW
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- GOOD SIZED LOUNGE/DINING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED.
- ENVIABLE LOCATION ON CANALSIDE DEVELOPMENT
- RECEPTION HALL
- ATTRACTIVE FITTED KITCHEN
- DRIVEWAY WITH PARKING, ENCLOSED GARDEN



\*\*\* SHOW AND VIEW HOME OPEN EACH FRIDAY TO MONDAY \*\*\*

#### JUST RELEASED -THE ONE AND ONLY BUNGALOW

Welcome to Stones Wharf - a unique development of 2, 3 and 4 bedroomed homes, nestled alongside the Shropshire Union (Llangollen) canal - this former sawmill is reputable local developer Shrewsbury Homes exciting new project creating 61 contemporary homes.

The perfect home for those looking to downsize, this one off detached bungalow offers spacious double fronted accommodation including Reception Hall, through Lounge/Dining Room, attractive fitted Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden.

CGI's are for illustration purposes only.

Early reservation highly recommended.

### Property details

#### LOCATION

Weston Rhyn is a self sufficient village and plays host to a primary school, two churches, public houses/restaurant, active village hall, takeaways and a short stroll from an M&S food store and Lion Quays Health Spa.

Stones Wharf backs onto the famous independent Moreton Hall school who's fields provide a lovely backdrop.

The nearby busy market Town of Oswestry boasts an excellent of amenities including major supermarkets, high street stores, banks, charming range of independent stores, numerous restaurants/public houses, cafe's, doctors and schools including Oswestry independent school and the Golf course.

For commuters to major Towns and Cities Weston Rhyn is conveniently placed between two Railway stations, Gobowen and Chirk which has links to Shrewsbury, Chester and London. The County Town of Shrewsbury is 22 miles away and the City of Chester 23 each access from the nearby A5 trunk road.

#### RECEPTION HALL

Entrance door to Reception Hall.

#### LOUNGE/DINING ROOM/KITCHEN

A generous sized contemporary through room having window to the front and double opening French doors leading onto the garden, media point, radiator.

#### KITCHEN

The Kitchen will be fitted with an attractive range of contemporary units (with choice, subject to build stage), window to the front.

#### BEDROOM 1

having two window to the front, radiator.

#### BEDROOM 2

with window overlooking the rear, radiator.

#### BATHROOM

With contemporary suite, complementary tiling from the stunning Porcelenosa range, heated towel rail.

#### OUTSIDE

To the front is a block paved driveway with parking and enclosed rear garden.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract

enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## Plot 61 Stones Wharf, Weston Rhyn, Oswestry, SY10 7TG.

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