

# 3 Berllan Close Rhoswiel, Weston Rhyn Oswestry SY10 7TH



4 Bedroom House - Detached  
Asking Price £399,950

## The features

- EXTENDED AND IMPROVED FAMILY HOME
- SPACIOUS LOUNGE AND HOME OFFICE/ STUDY
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY & GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE CUL DE SAC LOCATION CLOSE TO AMENITIES
- IMPRESSIVE KITCHEN/ DINING/ LIVING AREA
- THREE FURTHER DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- ENERGY PERFORMANCE RATING "



**\*\*\* EXTENDED FOUR BEDROOM FAMILY HOME \*\*\***

**An opportunity to purchase this much improved and extended four bedroom detached family home offering deceptively spacious living perfect for todays modern living.**

**Occupying an enviable position on the edge of the the self sufficient village of Weston Rhyn having ease of access to a wealth of amenities along with access to the A5/ M54 motorway network perfect for commuters.**

**Briefly comprising of entrance hall, cloakroom, study, lounge, impressive open plan kitchen/ dining/ living area, scullery/ utility room, principal bedroom with en suite, three further double bedrooms and family bathroom.**

**Having benefit of gas central heating, double glazing, driveway and garage with off road parking and enclosed rear garden.**

**Viewings essential**

## **Property details**

### **LOCATION**

#### **ENTRANCE HALL**

Covered entrance and door leading into the entrance hall. Stairs lead to the First Floor Landing. Radiator, doors leading off

#### **CLOAKROOM**

With window to the front aspect. WC and wash hand basin with complimentary tiled splash back. Radiator.

#### **STUDY**

With window to the front aspect. Radiator. A versatile space perfect for those who work from home.

#### **LOUNGE**

With two windows to the side aspect, feature gas fireplace with surround and hearth, coved ceiling. Radiator, door leading into,

#### **IMPRESSIVE KITCHEN/ DINING/ LIVING AREA**

A fabulous addition to this beautiful home well lit with skylight and bi fold opening doors to the rear aspect.

The kitchen has been attractively fitted with a modern range of base level shaker style front units comprising of cupboards and drawers with work surface over. Kitchen island with further range of matching base level units and undermount sink set into base level unit. Integrated double oven/ grill, inset four ring induction hob with extractor hood over. Integrated dishwasher and fridge/ freezer with matching fascia panel. Further range of wall mounted units. Having ample space for family dining table and further seating with wall mounted gas fire, TV and media points, Radiator.

#### **SCULLERY/ UTILITY ROOM**

With floor to ceiling deep storage cupboards with shaker style doors providing ample storage. Further range of base level units with double bowl undermount sink and mixer tap. Drinks fridge, integrated microwave and wall mounted units. Door leading out to the rear garden. Radiator.

#### **FIRST FLOOR LANDING**

Stairs lead from the Entrance Hall to the First Floor Landing with access to loft space. Radiator, doors leading off,

#### **BEDROOM 1**

Currently used as a dressing room, window to the front aspect. Radiator, leading into,

#### **EN SUITE**

With double width shower cubicle, WC and wash hand basin with storage shelf beneath. Tiled flooring and partially tiled walls.

#### **BEDROOM 2**

With window to the rear aspect, large fitted wardrobes with mirrored sliding doors. Radiator.

#### **BEDROOM 3**

With window to the rear aspect. Radiator.

#### **BEDROOM 4**

Window to the front aspect. Radiator.

### **FAMILY BATHROOM**

With window to the side aspect and suite comprising of panelled bath with shower head over. WC and vanity unit with wash hand basin. Fully tiled walls and tiled flooring. Heated towel rail.

### **GARAGE**

With up and over door to the front aspect. Space and plumbing for wash machine and tumble dryer, window to the side aspect with side door leading outside. Gas fired boiler is also housed in the garage, further door leading into the Entrance Hall.

### **OUTSIDE**

To the front of the property there is a large driveway providing ample off road parking and leading to the covered porch. Area laid with lawn and enclosed with fencing and hedges. Side gate leads to the the, REAR GARDEN- With a large paved patio perfect for entertaining with friends and family and those who love to dine alfresco. Large lawn area and further decked entertaining space with pergola over. Enclosed with fencing.

### **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 mains services are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### **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](https://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.

### 3 Berllan Close, Rhoswiell, Weston Rhyn, Oswestry, SY10 7TH.

4 Bedroom House - Detached  
Asking Price £399,950





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.