

# Town & Country

Estate & Letting Agents



**37 Longcroft, Weston Rhyn, SY10 7JP**

**£795 Per Month**

Nestled in the charming village of Weston Rhyn, this delightful two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Ideal for small families or couples.

One of the standout features of this home is the lovely conservatory, which serves as a versatile space that can be enjoyed year-round. Whether you wish to use it as a sunlit reading nook, a play area, or a dining space, it adds a unique charm to the property.

Outside, the paved and gravelled gardens offer a low-maintenance outdoor area, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the property includes parking for two vehicles, a valuable asset in this desirable location.

Weston Rhyn is a picturesque village that provides a peaceful lifestyle while still being within easy reach of local amenities and transport links. This property presents an excellent opportunity for those seeking a comfortable rental home in a friendly community. Don't miss the chance to make this lovely house your new home.



## **DIRECTIONS**

From our Willow Street office proceed out of town, joining the A5 towards Wrexham. Continue along until reaching Gledrid roundabout and take the first exit signposted Weston Rhyn. Continue through the village along Station Road, passing over the level crossing and passing the school on the right hand side. Take the second turning on the right, then second left into Longcroft. Follow the road along and turn into the mews houses on the left hand side, where the property will be observed on the right hand side.

## **ENTRANCE HALL**

With double radiator, coved ceiling, door off to lounge and stairs rising to first floor accommodation.

## **LOUNGE 11'3" x 13'3" (3.43 x 4.05)**



With a window to the front, double radiator, coved ceiling, telephone point, television point and door through to kitchen/diner.

## **KITCHEN / DINER 14'4" x 9'8" (4.36 x 2.94)**



With ample base and wall units in light beech effect, stainless steel single drainer sink unit with mixer tap, built-in oven with hob and extractor over,

plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor, wall mounted combination boiler and window to the rear. Double radiator, door off to downstairs cloakroom and French doors to the rear opening out onto the conservatory.

## **CONSERVATORY**



Dwarf wall and tiled flooring.

## **DOWNSTAIRS CLOAKROOM**

With low level w.c. And wash hand basin, single radiator, wood laminate flooring and extractor fan.

## **MASTER BEDROOM 11'3" x 10'10" (3.43 x 3.31)**



With a window to the front, single radiator, built-in airing cupboard and built-in wardrobe.

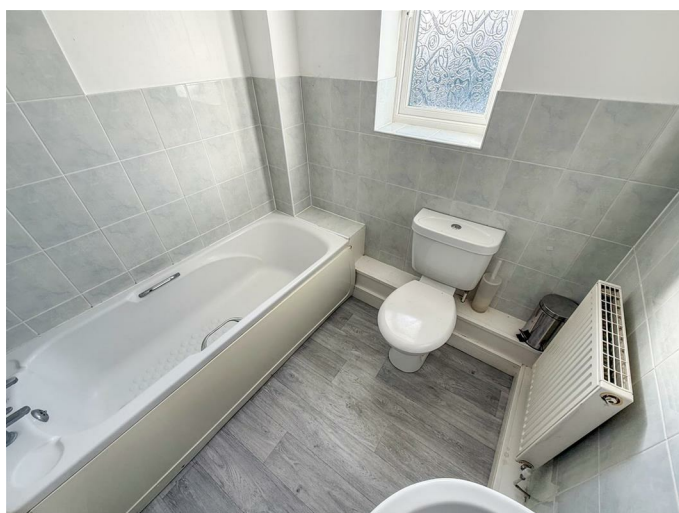


### **BEDROOM TWO 12'1" x 7'6" (3.68 x 2.29)**



With a window to the rear and single radiator.

### **BATHROOM**

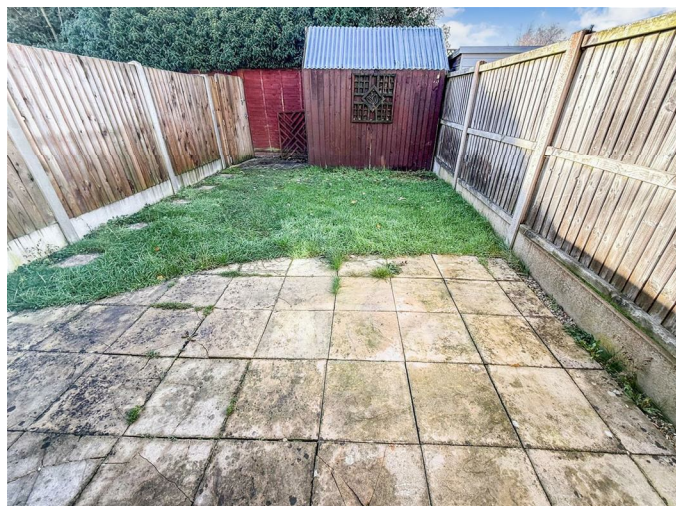


Fitted with three piece suite in white comprising low level w.c., wash hand basin and panelled bath with shower over, part tiled walls, single radiator, extractor fan and window to the rear.

### **FRONT GARDEN**

The front of the property is gravelled and paved for ease of maintenance and provides off street parking for two vehicles.

### **REAR GARDEN**



The rear garden is enclosed by fence panelling and comprises paved patio area with garden beyond and gated access to the rear.

### **VIEWING**

To View please complete an interest to view form through Rightmove

### **ADDITIONAL PHOTO**



### **SERVICES**

The agents have not tested the appliances listed in the particulars.

### **HOURS OF BUSINESS**

Monday - Friday - 9.00 - 5.00

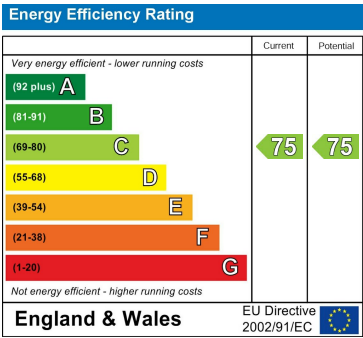
Saturday - 9.00 - 2.00

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk