

# Town & Country

Estate & Letting Agents



**3 Hafod Close, Llanymynech, SY22 6HE**

**Offers In The Region Of £240,000**

Town and Country Oswestry offer this spacious, well maintained detached family home set in a cul de sac position within the popular village of Llanymynech. The property has good sized rooms with three double bedrooms, kitchen/ dining room, spacious lounge, cloakroom and a family bathroom. To the outside there is off road parking for several vehicles along with a driveway and gardens. Llanymynech has all daily amenities with good road links to Oswestry, Welshpool and Shrewsbury.



### Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road around and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right when reaching the bypass. Continue passing through the village of Pant and then the village of Llanymynech. Just after the cross roads turn right onto Hafod Close where the property will be found on the left.

### Accommodation Comprises

#### Porch

Having a quarry tiled floor, windows to all sides and a part glazed door to the front. A part glazed door leads into the hallway.

#### Hallway



The hallway has the stairs leading to the first floor, doors leading to the kitchen and the lounge and a built in cloaks cupboard.

#### Lounge 18'11" x 11'10" (5.77m x 3.63m)



The good sized lounge has windows to the front and the rear, two radiators, wall lighting, a coved ceiling and a feature electric fireplace.

### Additional Photo



#### Kitchen/ Dining Room 18'11" x 8'10" (5.77m x 2.71m)



The kitchen/ dining room is fitted with a range of base and wall units with work surfaces over, part tiled walls, stainless steel one and a half bowl sink with a mixer tap over, Beko range style oven with an extractor fan over, plumbing for a dishwasher, vinyl flooring, under stairs cupboard, radiator and windows to the front and the rear. A door leads through to the rear hallway.

### Additional Photo





### Additional Photo



### Rear Hallway

The rear hall has vinyl flooring, a part glazed door leading out to the rear garden and doors to the lounge and the cloakroom.

### Cloakroom

The cloakroom is fitted with a low level w.c., wash hand basin, vinyl flooring, part tiled walls, a radiator and a window to the rear.

### First Floor Landing

The first floor landing has a loft hatch, airing cupboard with shelving and doors leading to the bedrooms and the bathroom.

### Bedroom One 15'0" x 10'6" (4.58m x 3.21m)



A good sized double bedroom having a radiator, built in cupboards and a window to the front with views towards Llanymynech rocks.

### Bedroom Two 11'10" x 8'9" (3.63m x 2.68m)



A second double bedroom having a radiator, built in cupboard and a window to the front with views.

### Bedroom Three 11'10" x 8'1" (3.63m x 2.47m)



The third double bedroom has a window to the rear with views, a radiator and a built in cupboard.

### Family Bathroom



The modern family bathroom is fitted with a P shaped bath with a mixer tap over, glass screen and an electric Triton shower over, low level w.c., wash hand basin on a vanity unit with a mixer tap over, part tiled walls, vinyl flooring, radiator and a window to the side.



### Garage 17'10" x 10'0" (5.46m x 3.07m)



The garage has an up and over door to the front, a window to the side, a door to the rear, power and lighting and a Worcester boiler.

### To The Front



To the front of the property there is off road parking for several vehicles along with a planted flower bed and gated access to the rear.

### Views



The property enjoys views over Llanymynech rocks to the front of the property.

### Rear Gardens



To the rear, the low maintenance private garden is mainly paved with shrubbed flower beds. There is a further hard standing area to the side ideal for entertaining with fence boundaries.

### Additional Photo



### Side Garden



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied

Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

### **Services**

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

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes

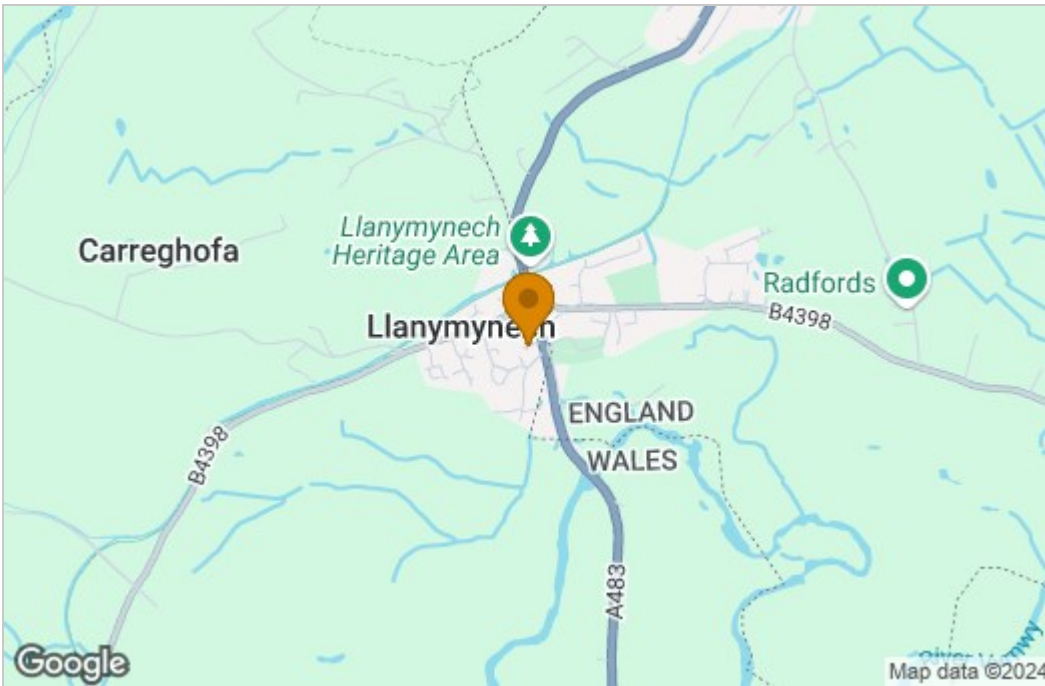
and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

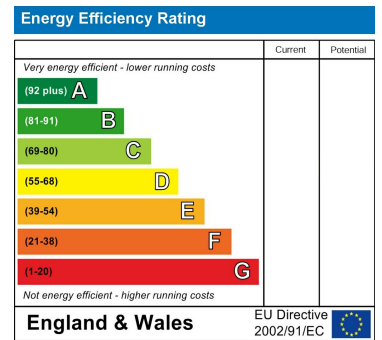


# Floor Plan

## Area Map



## Energy Efficiency Graph



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