

Town & Country

Estate & Letting Agents



25 Heritage Way, Llanymynech, SY22 6LL

Offers In The Region Of £290,000

Town and Country Oswestry offer this well maintained, spacious detached family home set on a popular residential development on the outskirts of the pretty village of Llanymynech. The property has three/ four bedrooms, lounge, dining room, conservatory, kitchen, utility, cloakroom, family bathroom and en suite.

There is a lovely private rear garden, garage and parking for several vehicles. Llanymynech has amenities including schools, public houses and good road links to larger town and cities.

Directions

From Oswestry join the bypass travelling towards Welshpool. Proceed through the village of Pant until reaching Llanymynech. At the crossroads in the village turn left onto Station Road and continue along until Heritage Way can be seen on the left hand side. Turn into the development and follow the road around where the property will be seen on the left hand side.

Hall

Having tiled flooring, a part glazed door to the front, stairs off to the first floor and radiator. Doors lead through to the Cloakroom and Lounge.

Cloakroom

The cloakroom has a W/C and wash hand basin with a mixer tap over. Tiled flooring, window to the front, radiator and an extractor fan.

Lounge 12'0" x 14'0" (3.68m x 4.29m)



The good sized lounge has a window to the front, radiator, stone fireplace with an electric fire inset, laminate flooring, coved ceiling, TV point, telephone point, understairs cupboard and double doors leading into the dining room.

Additional Photo

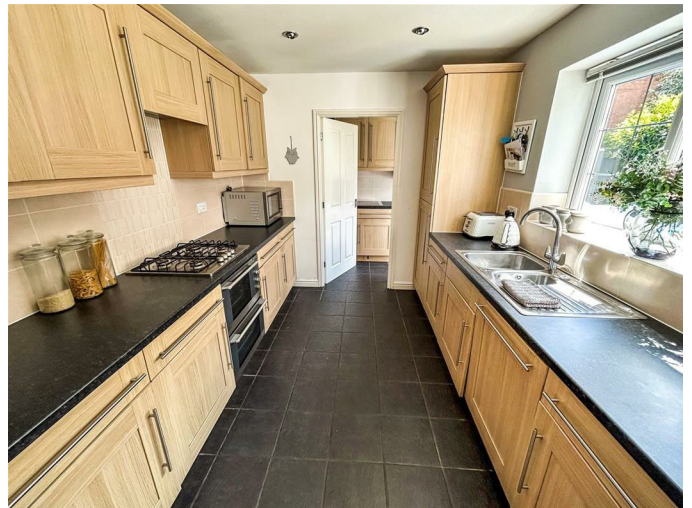


Dining Room 8'8" x 8'7" (2.66m x 2.64m)



Having a radiator, laminate flooring, arch into the kitchen, coved ceiling and patio doors into the conservatory.

Kitchen 8'6" x 10'3" (2.6m x 3.13m)



The well appointed kitchen has a good range of base and wall units with worktops over, electric double oven, gas hob, integrated extractor fan, integrated fridge/freezer, part tiled walls, tiled floor, spotlights, stainless steel one and a half bowl sink with mixer tap, window to the rear overlooking the garden and a door leading through to the utility.

Conservatory 13'1" x 7'8" (4.00m x 2.35m)



Having a tiled floor, wall and ceiling lighting and French doors leading onto the rear garden.

Utility Room 4'10" x 8'6" (1.48m x 2.6m)



The utility has a radiator, base and wall units with work surfaces over, stainless steel sink and mixer tap, plumbing for a washing machine, window to the side, tiled floor, part tiled walls, extractor fan, Glow-Warm gas boiler, space for a tumble drier, a part glazed door to rear and a door to the garage.

Landing

Having a loft hatch and doors to the bedrooms and the bathroom.

Bedroom One 12'0" x 12'9" (3.67m x 3.91m)



Having a window to the front, radiator, a range of fitted wardrobes and a door to the ensuite.

En suite Bathroom



The beautifully appointed en suite is fitted with a shower cubicle with mains shower, wash hand basin on a vanity unit with a mixer tap over, W/C, window to the front, bathroom laminate flooring, part tiled walls, extractor fan and a radiator.

Bedroom Two 8'11" x 10'1" (2.72m x 3.09m)



Having a window to the rear, radiator and fitted wardrobes.

Bedroom Three/ Four 17'10" x 8'9" max (5.45m x 2.68m max)



Bedroom Three/ Four was originally two bedrooms and can easily be reinstated by the addition of the door back in place and a stud wall. Having a window to the front, window to the rear, fitted wardrobes and a radiator.

Bathroom



The family bathroom has a panelled bath with mixer taps and a mains powered shower over, W/C and wash hand basin with mixer taps over, tiled floor, part tiled walls, radiator, window to the rear and an extractor fan.

Driveway & Front Garden



The good sized driveway provides parking for several vehicles with gated side access to the rear garden and outside lighting.

Garage 7'11" x 16'11" (2.42m x 5.16m)

The garage has an up and over door, loft storage, power and lighting and a door through to the utility room.

Rear Garden



The good sized private rear garden has a patio, lawned and shrubbed gardens and fence panelling to the boundaries.

Additional Photo



Additional Photo



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, Zoopla, 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, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County 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

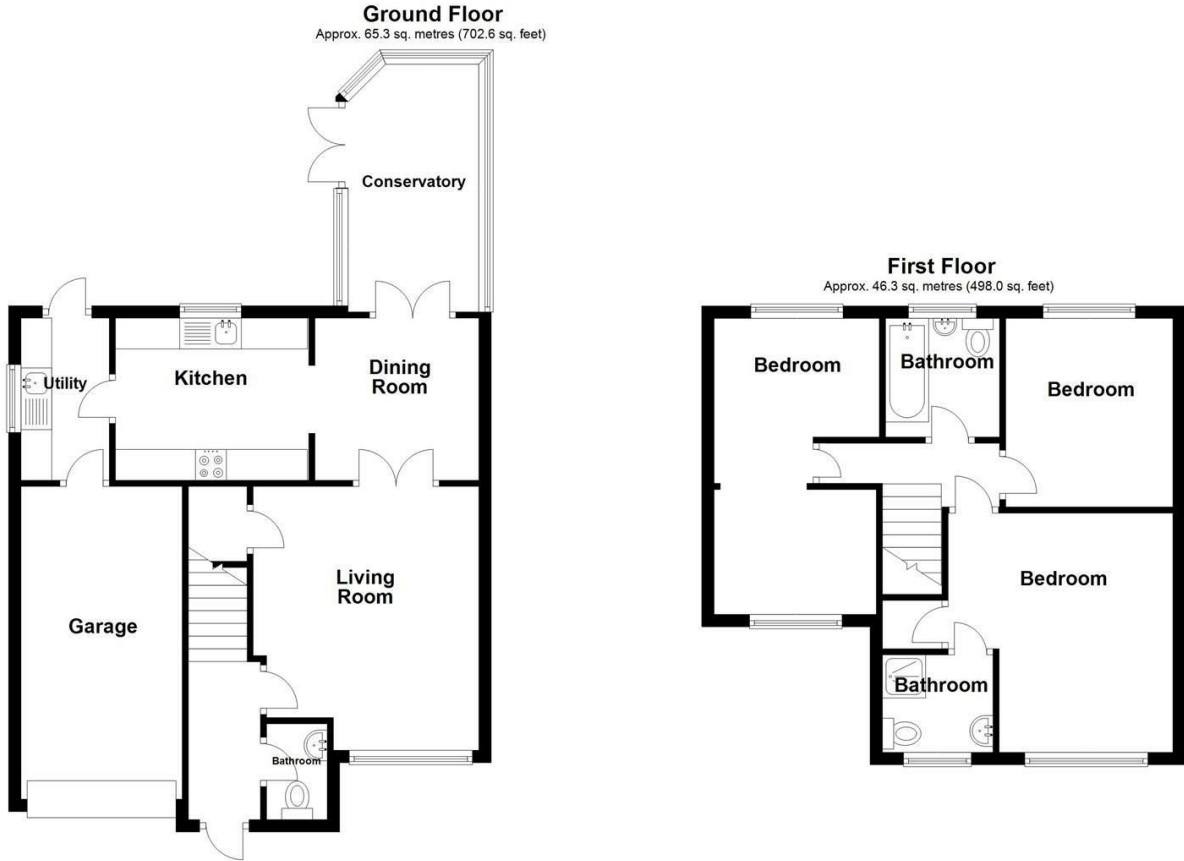
Additional Information

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.

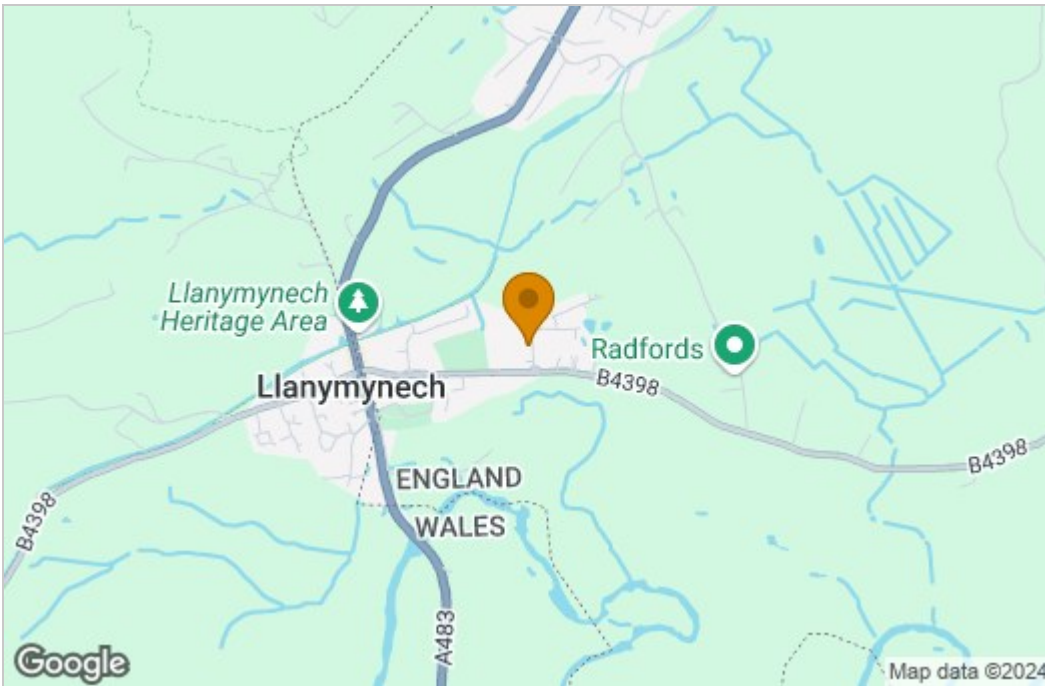
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

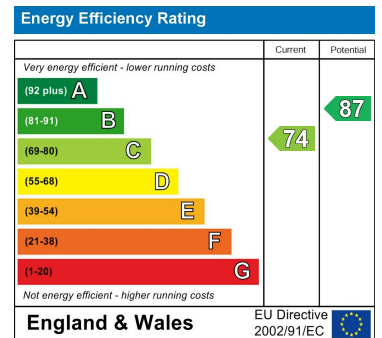


Total area: approx. 111.5 sq. metres (1200.5 sq. feet)

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 firm's 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