

# Town & Country

Estate & Letting Agents



**18 Heritage Way, Llanymynech, SY22 6LL**

**£179,950**

Town and Country Oswestry offer to the market this immaculately presented four bedroom, three storey Mews Style property situated in the border village of Llanymynech. With four bedrooms, one with an ensuite shower room, a fantastic ground floor family space, enclosed rear garden and parking for two vehicles, this property makes an ideal first home and must be viewed to be appreciated.

## 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 right hand side.

## Accommodation Comprises

**Kitchen/Family Room 24'3" x 12'5" (7.40m x 3.80m)**



The current owners have opened up this ground floor space to create a fantastic family room, with kitchen, dining space and living space. There is a window and door to the front and patio doors to the rear opening to the garden making it a lovely light room. The kitchen is fitted with a range of base and wall units with contrasting worktops over, there is a sink with drainer, plumbing for washing machine, electric oven and gas hob, space for fridge/freezer, tiled floor, stairs to first floor, door to understairs cupboard, radiator. The kitchen area leads seamlessly to the living space which has wooden flooring and a flame effect electric fire.

## Kitchen



## Family Room



## First Floor Landing



With a radiator, engineered oak flooring, window to the front and a staircase to the second floor.

**Bedroom Three/Living Room 8'7" x 12'4" (2.62m x 3.78m)**



Bedroom three is currently used as a first floor living room but would also provide a generous bedroom space. There is a radiator and a window to the rear.

**Bedroom Four (currently used as gym) 6'3" x 8'2" (1.91m x 2.51m)**

The current owners are using bedroom four as a gym but it could provide a useful single bedroom.

Sitting at the front of the property, it has a radiator and a window to the front.

### Bathroom



The first floor bathroom benefits from a white suite comprising panelled bath with mixer tap and with shower over and glass shower screen, low level WC, wash hand basin with a mixer tap on a pedestal unit, part tiled walls, a tiled floor, a radiator and an extractor fan.

### Bathroom Additional Photograph



### Second Floor Landing

With engineered oak flooring, access to the roof space via a loft hatch and a door to the airing cupboard with hot water tank and shelving.

### Master Bedroom 12'4" x 8'11" (3.78m x 2.72m)



The master bedroom has a window to the rear overlooking the garden, a radiator and a door to the ensuite shower room.

### Master Bedroom Additional Photograph



### Ensuite Shower Room



Benefitting from a white suite comprising of a low level WC, wash hand basin on a vanity unit, fully tiled shower cubicle, tiled floor, part tiled walls, an extractor fan and a shaver socket.

### Bedroom Three 6'0" x 9'8" (1.83m x 2.95m)



Bedroom three has a radiator and a window to the front.

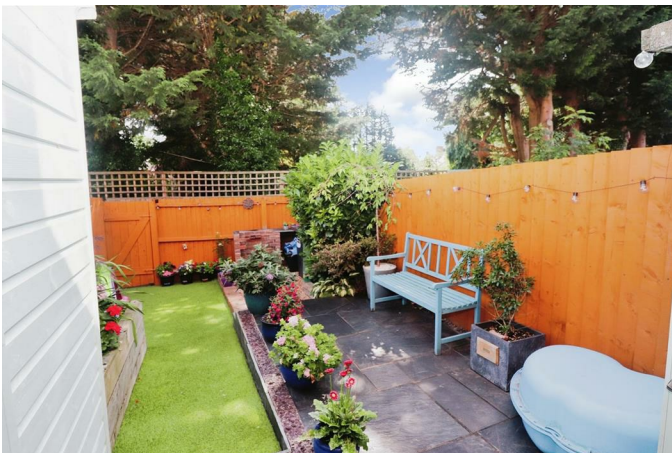
### To The Front

There is a driveway providing off-road parking for two vehicles, a path leads to the front door, there is an outside tap and light and an area laid to gravel.

### Driveway



### Rear Garden



The private low maintenance garden has a slate patio entertainment area, an artificial lawned area, raised flower and shrub beds, brick built barbecue and is enclosed by fence panelling with gate and

path for rear access. There are two sheds which are available by separate negotiation.

### Additional Photograph



### 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 Shropshire County Council and we believe the property to be in Band C.

### Services

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

### 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.

### Hours Of Business

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

### To Book a Viewing

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

### 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.

### **Money Laundering Regulations**

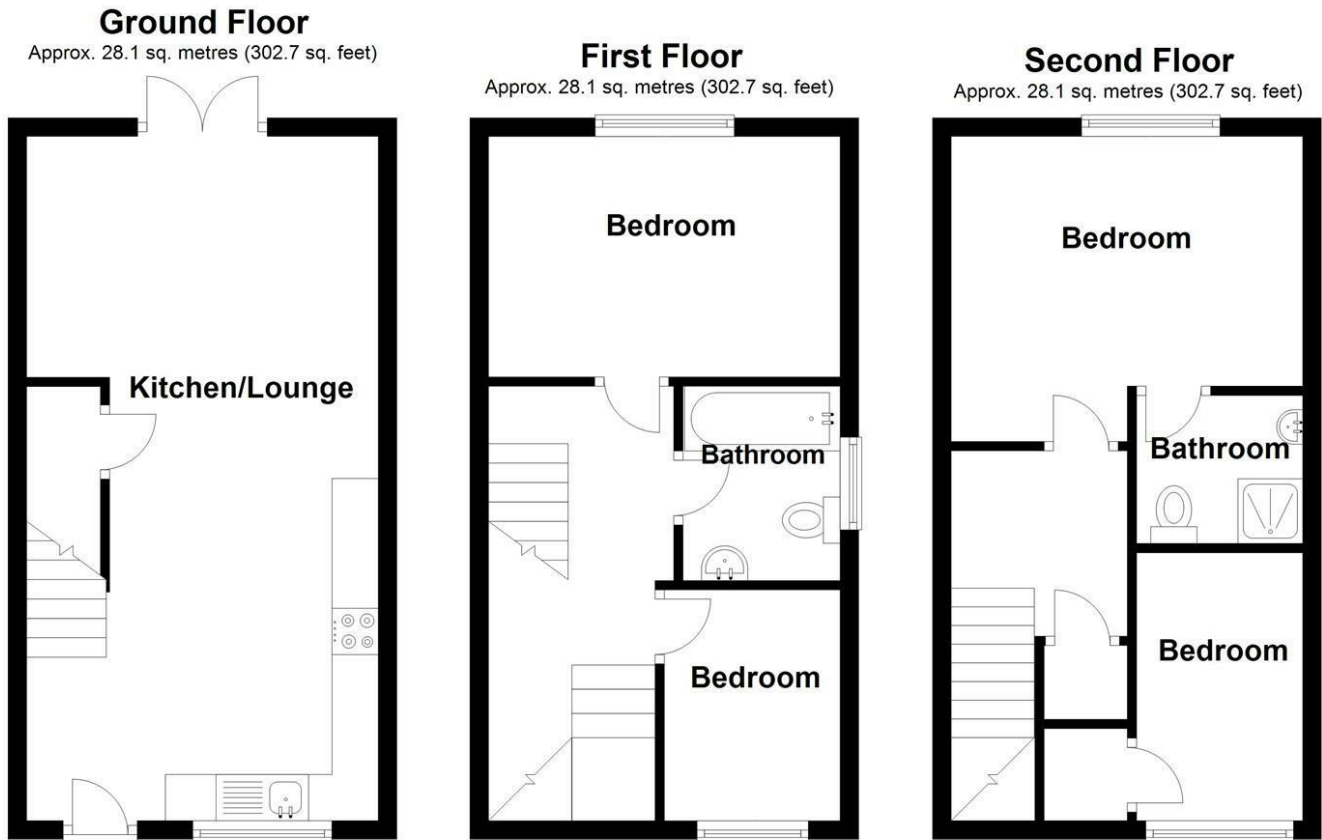
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

### **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

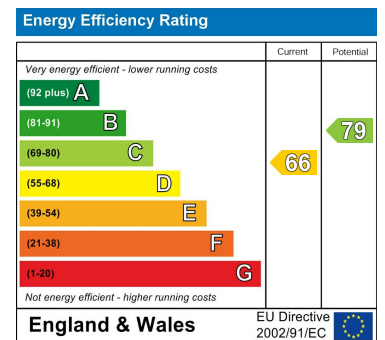


Total area: approx. 84.4 sq. metres (908.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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