



00 Cae Haidd, Llanymynech, SY22 6FA Offers in excess of £285,000

**** OFFERED WITH NO ONWARD CHAIN ** DETACHED HOME ****

Located close to the Welsh/English border lies the pretty village of Llanymynech. This home is set among other similar residential homes and a popular location due to the cul de sac position. The village is surrounded by beautiful countryside and has good access to Oswestry and Shrewsbury.

The accommodation enjoys plenty of space and briefly consists: Entrance hall, door to living room and reception room (former garage). Door to downstairs WC, kitchen diner and utility room. Stairs to the first floor landing with five bedrooms and the house bathroom.

A garden to the rear with lawn and patio to enjoy. At the front is further lawn and drive for off road parking.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

