



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



46 Heritage Way, Llanymynech, SY22 6LN
Offers in the region of £269,950

WOODHEADS are delighted to bring this modern Three Bedroom Detached family home to the sales market. Boasting a village location and generous living space. The accommodation comprises of living room/dining room, kitchen, cloakroom, three bedrooms the primary with en suite and family bathroom. It is close to the local amenities and has plentiful Off Road Parking with Driveway, Garage and an Enclosed Rear Garden. Viewings are highly recommended to appreciate the property's location, accommodation, and presentation.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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Llanymynech

The popular village of Llanymynech has a range of local facilities including shop, post office, Primary School, cafe, garage, two hairdressers, three takeaways and an indian restaurant. There is a heritage centre based on the Hoffman lime kiln and the Montgomery Canal. There are also two wildlife trust reserves and a prestigious golf course at the top of Llanymynech Rock. The border runs for the most part down the centre of the village's main street, with the eastern half of the village in England and the western half in Wales. The border also passes right through the now closed Lion pub, which had two bars in Shropshire and one in the former Welsh county of Montgomeryshire. There are good road links to Shrewsbury, Welshpool and Oswestry.

Entrance

Part glazed front door leading into -

Entrance Hall

1.00 x 1.45 (3'3" x 4'9")

With side aspect double glazed uPVC window, carpet flooring, and radiator.

Living/Dining Room

7.08 x 3.33 (23'2" x 10'11")

With front aspect double glazed uPVC window, two radiators, carpet flooring, internet point, television point, stairs leading to the first floor, double glazed uPVC patio doors leading into the rear enclosed garden.



Kitchen

2.95 x 2.33 (9'8" x 7'7")

With a range of base and eye level units with worktop over, stainless steel sink with mixer tap and drainer, rear aspect double glazed uPVC window, four ring electric hob, void and plumbing for appliances, extractor hood, storage cupboard, and a uPVC double glazed door leading to the side aspect of the property.



Cloakroom

2.41 x 0.86 (7'10" x 2'9")

With low level W.C., pedestal hand wash basin, side aspect double glazed uPVC window, radiator and extractor fan.

First Floor

Landing

1.86 x 4.33 (6'1" x 14'2")

With side aspect double glazed uPVC window, radiator, carpet flooring, loft access hatch, storage cupboard, and doors leading into -

Bathroom

2.44 x 1.71 (8'0" x 5'7")

Offering a panel enclosed bath with glazed bi-folding screen and shower over, pedestal wash hand basin, low level W.C., part tiled, and extractor fan.



Primary Bedroom

3.48 x 3.24 (11'5" x 10'7")

With a rear aspect double glazed uPVC window, carpet flooring, radiator, and door leading into the en suite.



En Suite

2.42 x 0.88 (7'11" x 2'10")

With rear aspect double glazed uPVC window, enclosed shower cubicle, low level W.C., pedestal wash hand basin, radiator and extractor fan.

Second Bedroom

2.93 x 3.02 (9'7" x 9'10")

With front aspect double glazed uPVC window, radiator, and carpet flooring.



Third Bedroom

2.61 x 2.90 (8'6" x 9'6")

With front aspect double glazed uPVC window, radiator, and carpet flooring.

External

Front Aspect

To the front aspect, the property boasts a driveway providing off road parking, a slabbed pathway leading to the front entrance, access to the garage, part laid to lawn bordered by flowers, and gated access to the rear enclosed garden.

Garage

With access via an up and over door, power and lighting.

Rear Aspect

To the rear, the property benefits from a meticulous and well-kept rear enclosed garden with a patio entertainment area stretching the width of the property, part laid to lawn bordered by flowers and shrubbery in wooden sleepers, and a glazed greenhouse.

Council Tax

The council tax band for the property is 'C' and the local authority is Shropshire.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services

We have been informed by the seller that the property benefits from mains water, mains drainage, and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours Of Business

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.