



WOODHEAD
OSWESTRY SALES & LETTINGS



3 Gwelfryn, Llanymynech, SY22 6LJ Offers in the region of £335,000

Welcome to this charming three-bedroom detached bungalow located in the serene village of Gwelfryn, Llanymynech. Situated in a private cul-de-sac, this property offers a peaceful retreat away from the hustle and bustle of city life.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three well-appointed bedrooms, providing ample space for a growing family or accommodating guests.

Conveniently, this property comes with off-road parking, ensuring you never have to worry about finding a space for your vehicle. Whether you are looking for a peaceful retirement retreat or a family home surrounded by nature, this bungalow in Gwelfryn is sure to captivate your heart. Don't miss the opportunity to make this charming property your own.

| 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 | | |

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**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Llanymynech

The popular village of Llanymynech has a range of local facilities including shop, three public houses with eateries, Primary School, cafe, 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.

Directions

From our office in Leg Street, continue down Beatrice Street then bare right through the traffic lights onto Oswalds Road and take the next left onto Black Gate Street. At the roundabout, take the 2nd exit and stay on Black Gate Street and at the next roundabout, take the 1st exit onto Salop Road/B4579 and continue to follow B4579. Turn right onto Maesbury Rd, right onto the A483, right onto B4398 and finally the next right onto Carreghofa Lane.

Entrance

The property is accessed through a wood effect front uPVC double glazed door into a porch.

Hallway

2.41m x 5.68m (7'10" x 16'4".223'1")

'L' shaped hallway, access to the roof space via hatch and wood effect flooring. Single panel radiator with thermostatic valve.

Reception Room

4.71m x 3.94m (15'5" x 12'11")

Front aspect uPVC double glazed bay window, single panel radiator with thermostatic valve, carpet flooring and pendant light. electric feature fireplace with wooden surround.

Dining Area

3.24m x 3.17m (10'7" x 10'4")

With double glazed patio doors leading into the rear garden, carpet flooring, pendant light and single panel radiator with thermostatic valve.



Conservatory

3.50m x 3.24m (11'5" x 10'7")

With tiled floor and door to the garden.

Kitchen

3.41m x 3.42m (11'2" x 11'2")

The Kitchen comprises a range of eye and base level units with worktop over, stainless steel sink and drainer with mixer tap over, integral fridge freezer and oven with extractor hood over. Single panel radiator with thermostatic valve, rear aspect uPVC window and door onto the garden.

Bathroom

2.36m x 3.33m (7'8" x 10'11")

With low level flush WC, pedestal wash hand basin and shower cubical with power shower attachment. Panelled bath and heated towel rail. Under floor heating with a tiled floor covering, recessed lighting and extractor fan.



Bedroom One

3.72m x 4.09m (12'2" x 13'5")

Carpet flooring and pendant light, rear aspect uPVC double glazed window and single panel radiator with thermostatic valve.



Ensuite

1.72m x 0.78m (5'7" x 2'6")

With low level flush WC, wash hand basin with vanity unit below and carpet flooring. Extractor fan and recessed lights.

Bedroom Two

3.02m x 3.66m (9'10" x 12'0")

Carpet flooring, pendant light and TV point. Single panel radiator with thermostatic valve and front aspect uPVC double glazed window.

Bedroom Three

3.42m x 3.47m (11'2" x 11'4")

Carpet flooring, pendant light and single panel radiator. Built in storage cupboard and front aspect uPVC double glazed window.

Externally

The front of the property is mainly laid to lawn with a variety of shrubs and bushes with a pathway to the property. To the rear is an enclosed garden with lawn area and patio seating area providing an entertaining area. A number of raised beds where vegetables and fruits are being grown and a gravelled pathway surrounds this.

Garage

3.24m x 5.72 (10'7" x 18'9")

With up and over door and light and power laid on. Concrete floor.

Council Tax

The council tax band for the property is 'E' and the local authority is Powys County Council.

Tenure

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

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 .

Services

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

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.