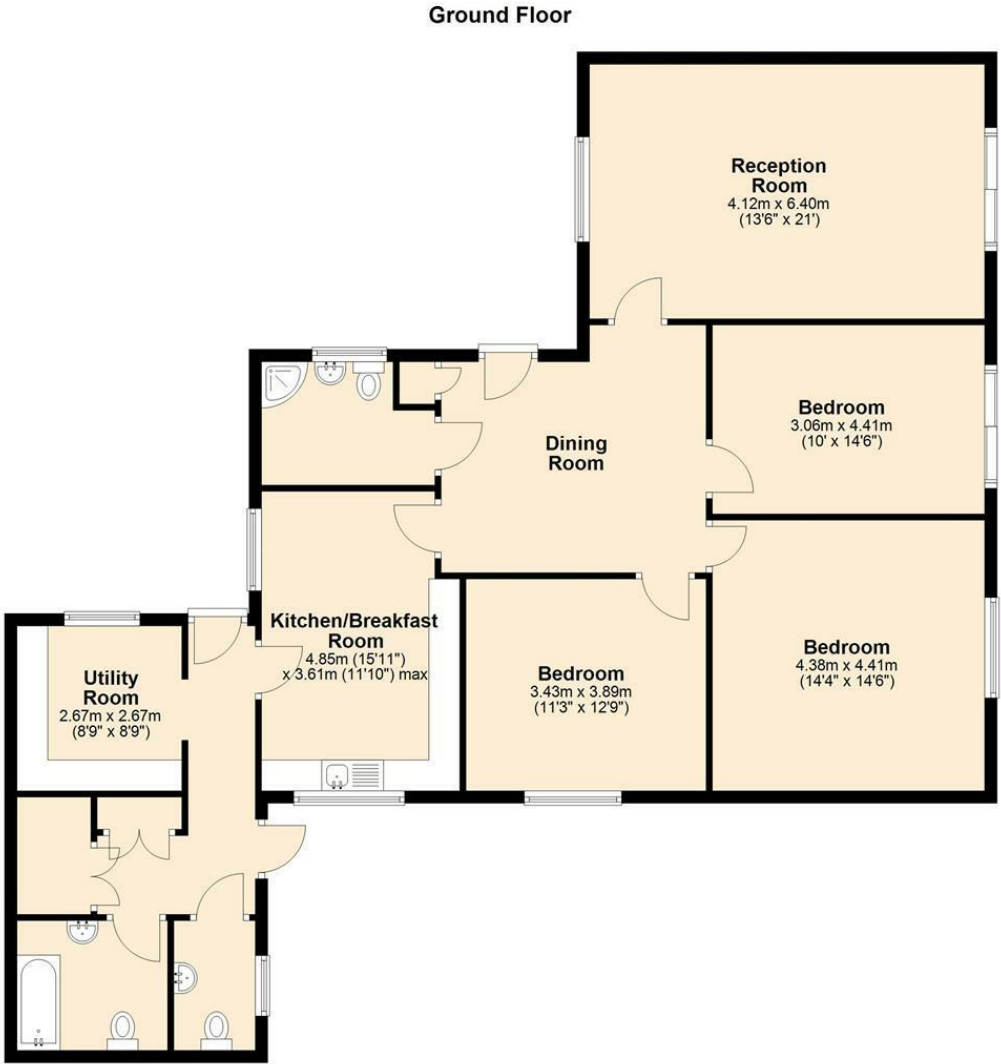
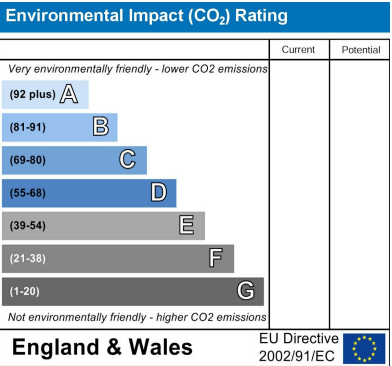
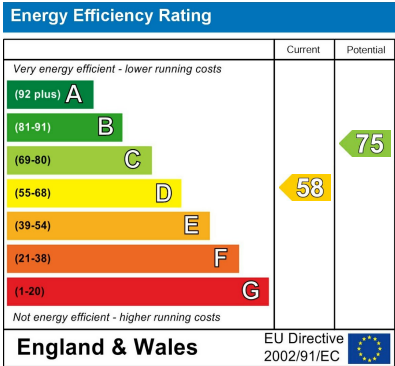


WOODHEAD
OSWESTRY SALES & LETTINGS



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.



Ashburnham , Llanymynech, SY22 6LA

Offers in the region of £425,000

Welcome to Carreghofa Lane, Llanymynech - a charming location for this delightful 3-bedroom detached bungalow. This property boasts a spacious interior with three cosy bedrooms.

As you arrive, you'll be greeted by a gated driveway. One of the standout features of this property is the air source heat pump system, solar panels and cavity wall insulation providing an efficient and eco-friendly way to keep your home warm during the colder months, while also helping you save on energy bills.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a comfortable family home with room to grow, this 3-bedroom bungalow on Carreghofa Lane is sure to tick all the boxes.

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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Directions

Leave Woodhead office, travel out of Oswestry town towards A483 Welshpool. At the village of Llanymynech right at crossroad, after a short distance right onto Carreghofa Lane. After a short distance Ashburnham found on left.

Hallway

UPVC door and glass panels
tiled floor
single panel radiator
loft hatch
storage cupboard



Reception

dual aspect front and rear UPVC double glazed windows
carpet
double panel radiator with thermostatic valve
woodburner



Bed 1

rear aspect UPVC double glazed windows
carpet
double panel radiator



Bede 2

side aspect UPVC double glazed windows
double panel radiator with thermostatic valve
carpet



Bed 3

rear aspect UPVC double glazed patio doors
double panel radiator
carpet



Family Bathroom

front aspect frosted glass UPVC double glazed windows
shower cubicle
low level WC
Basin
Tiles on floor and walls
double panel radiator with thermostatic valve

Kitchen

rear and side aspect UPVC double glazed windows
tiled floor
range of eye and base units
stainless steel sink unit and mixer
four ring electric hob
split oven
fridge
space for dishwasher
double panel radiator with thermostatic valve



Utility

front aspect UPVC double glazed door and windows
stainless steel sink unit
space for fridge/freezer and w/machine
tiled floor



WC

Rear aspect frosted glass UPVC double
basin
tiled floor



storage / airing cupboard

valiant air thermo plus heating system

Bathroom

rear aspect UPVC double glazed windows
tiled floor
low level WC
basin
bath
heated towel rail



Front gardens

wrap around gardens
gated drive way
carport, parking for 5 cars

Rear garden

oil tank
seating area
sheds and chicken coop
veg patch and fruit trees
small pond
lawns



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: oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

COUNCIL TAX

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

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm

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.

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 .

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.