

# 50 Barley Meadows Llanymynech SY22 6JX



3 Bedroom House - Detached  
No Offers £239,500

## The features

- IMPRESSIVE 3 BEDROOM DETACHED
- PERFECT FOR THOSE WHO LOVE TO ENTERTAIN
- PRINCIPAL BEDROOM WITH EN SUITE
- DOUBLE DRIVEWAY
- BORDERED BY PLAYING FIELDS
- DETACHED GARAGE
- WELL FITTED KITCHEN/ DINING AREA
- TWO FURTHER BEDROOMS AND BATHROOM
- STUNNING REAR GARDEN WITH VIEWS
- COUNCIL TAX BAND 'C'



\*\*\* THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN \*\*\*

This fabulous 3 bedroom Detached home has been designed with today's modern lifestyle in mind, featuring impressive open plan Living accommodation and an impressive garden perfect for entertainment.

Occupying an enviable cul de sac location in this popular and self sufficient village with ease of access to Oswestry, Welshpool and Shrewsbury.

Constructed approximately 4 years ago by local developers featuring high energy insulation. Reception Hall, open plan Living/Dining/ Kitchen, attractive Kitchen and Dining Room with French doors leading to large patio area, ideal for dining alfresco, Cloakroom, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

Garage and lovely enclosed Rear Garden bordered by playing fields.

Viewing essential.

## Property details

### LOCATION

This property occupies an enviable position on this much sought after development in the the heart of the self sufficient village of Llanymynech. Ideally placed for access to the Country Town of Shrewsbury, Oswestry and Welshpool which all boast excellent amenities. With views of the near by Llanymynech Heritage Area, and Admiral Rodney's Pillar. Llanymenech has great facilities including supermarket, doctors, school, restaurants/ public house and takeaways.

### ENTRANCE

With covered porch entrance, outside light fixture and door opening to Reception Hall, with carpet and radiator, leading into,

### OPEN PLAN LIVING/ DINING/ KITCHEN

This fabulous open space has been designed for modern day living and is perfect for those who love to entertain.

### LIVING AREA

With modern square bay window to the front, carpeted flooring, media points and radiator.

### KITCHEN/ DINING AREA

Dining Area with double opening white uPVC French doors leading onto the rear garden patio area, with radiator. The kitchen has been fitted with a modern range of cream fronted eye level, and base level units with countertop over, stainless steel single drainer sink, integrated dishwasher with matching fascia panel. Inset four ring hob with extractor hood, with oven and grill beneath. Breakfast bar area. Window to the rear.

### CLOAKROOM

With WC and wash hand basin tiled around, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the FIRST FLOOR LANDING with Airing Cupboard, access to rood space and door leading to, Bathroom, Principal Bedroom, Second Bedroom and Third Bedroom.

### PRINCIPAL BEDROOM

Double Bedroom with window to the front. radiator, carpeted floor, media points and door leading to

### EN SUITE SHOWER ROOM

With suite comprising of fully tiled shower cubicle, with mixer shower and waterfall head, hand wash basin and WC, Window to the side, radiator.

### BEDROOM 2

With window the the rear with views over playing field and Admiral Rodney's Pillar, fitted double wardrobes, radiator.

### BEDROOM 3

With window to the front showing views of Llanymynech Nature Reserve, carpeted floor, radiator.

### FAMILY BATHROOM

With suite comprising of panelled bath with mixer taps and waterfall head over, wash hand basin and WC. Tiling around, radiator and window with privacy glass to the rear.

### OUTSIDE

The property is approached by pathway and driveway with parking for two cars leading up to the GARAGE with up and over manual door, power and lighting inside, personal door to the side leading into REAR GARDEN, The Rear Garden is a particular feature and is perfect for thos who love to entertain with large paved sun terrace and garden laid to lawn with border plants around, enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected. Oil fired central heating. Swale

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

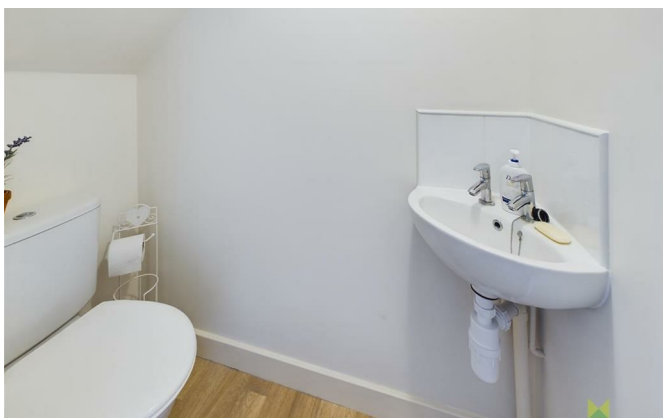
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

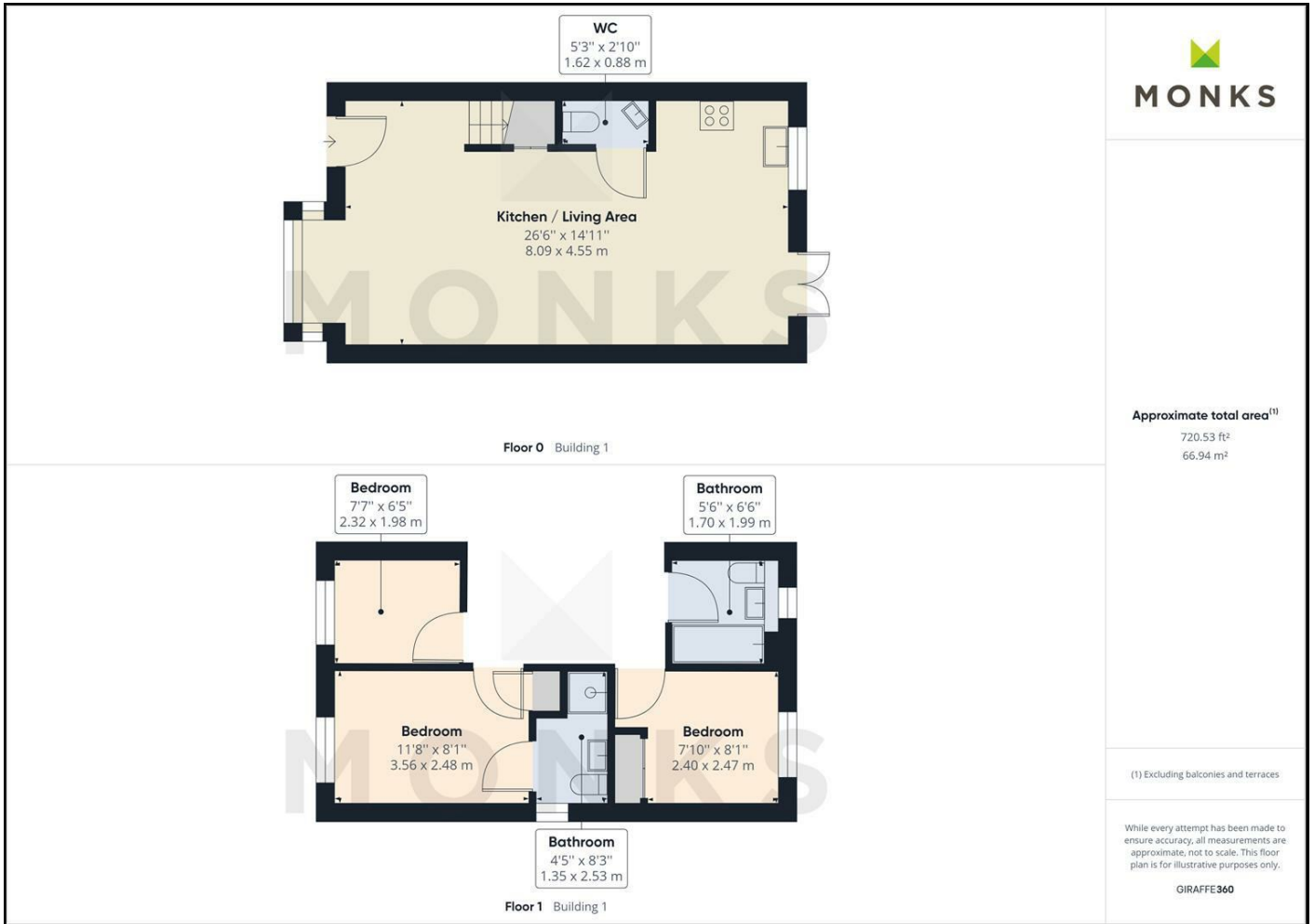
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 50 Barley Meadows, Llanymynech, SY22 6JX.

3 Bedroom House - Detached  
No Offers £239,500





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

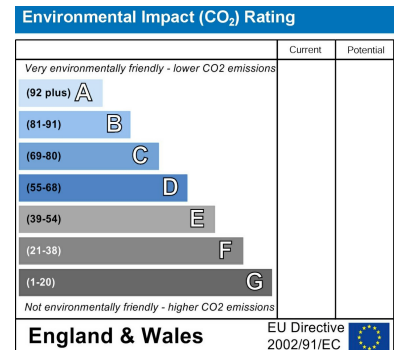
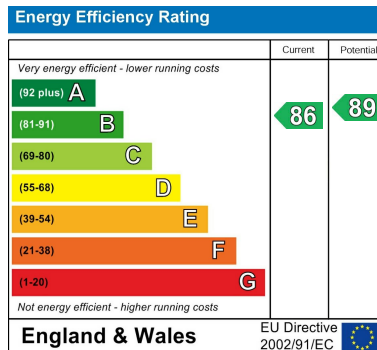
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.