

# Llys Teg Station Road Llanymynech SY22 6EG



2 Bedroom Bungalow - Detached  
Offers In The Region Of £315,000

## The features

- **\*\*NO CHAIN\*\*** IMMACULATEDLY PRESENTED DETACHED BUNGALOW
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- RE-FITTED KITCHEN WITH APPLIANCES
- AMPLE PARKING AND GARAGE
- SOLAR PANELS
- LOVELY OPEN VIEWS TO THE FORE
- LOUNGE AND DINING ROOM
- 2 DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM
- LOVELY GARDENS TO THE FRONT AND REAR
- VIEWING HIGHLY RECOMMENDED



**\*\*\* IMPRESSIVE BUNGALOW WITH LOVELY OPEN OUTLOOKS \*\*\***

This beautifully presented, 2 bedroom Detached bungalow has been much improved by the owners and must be viewed to be fully appreciated.

Occupying an enviable position in the heart of this sought after Village which has an excellent range of amenities on hand and is ideal for commuters with ease of access to Oswestry, Shrewsbury and Welshpool.

Spacious Reception Hall, Lounge, Dining Room, Conservatory, attractive re-fitted Kitchen, 2 double Bedrooms and well appointed Bathroom.

The property has the benefit of electric heating, double glazing, solar panels, ample parking, garage and good sized gardens which offer a good level of privacy and open outlooks to the fore.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this much sought after, self sufficient Village a short drive from the busy market Town of Oswestry. With an excellent range of amenities including post office/general store, school, public house/restaurants, take away's, hairdressers and the most beautiful countryside walks. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station at Gobowen is a short distance away.

### RECEPTION HALL

Composite entrance door with side screens to Entrance Porch with further door leading to the spacious Reception Hall. Attractive parquet style flooring, useful storage and linen cupboards, access to roof space, radiator.

### LOUNGE

A lovely light room with bay window overlooking the front with lovely open aspect, ornamental fire surround housing electric fire, media points, radiator.

### DINING ROOM

having window overlooking the rear garden, radiator.

### LOVELY RE-FITTED KITCHEN

Comprehensively fitted with modern range of cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, range of eye level wall units, integrated tall fridge freezer with matching fascia panels and larder storage unit to the side. Attractive tiled surrounds, window and door to

### CONSERVATORY

Brick and sealed unit double glazed construction with power and lighting and having a lovely aspect overlooking the garden. Space and plumbing for washing machine.

### BEDROOM 1

With window overlooking the front with pleasant open aspect, radiator.

### BEDROOM 2

Another good sized double room with window overlooking the rear garden, range of fitted wardrobes, radiator.

### BATHROOM

with suite comprising panelled bath with electric shower unit over, wash and basin and WC. Fully tiled walls and flooring, radiator, window to the rear.

### OUTSIDE

The property occupies an enviable position, set back from the road and approached over driveway with parking for several cars and leading to the Garage, with up and over door, power and lighting and personal door

to the rear. The Front Garden is laid to shaped lawn with well stocked flower, shrub and herbaceous beds and is enclosed with brick walling topped by contemporary composite fencing. Side pedestrian access leads around to the enclosed Rear Garden which is of a good size and laid mainly to lawn with well stocked flower shrub and herbaceous beds with inset specimen trees. Large paved sun terrace immediately adjacent to the Conservatory which is ideal for those who love to dine alfresco. Three useful storage sheds.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that main electric, water and drainage services are connected.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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](http://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

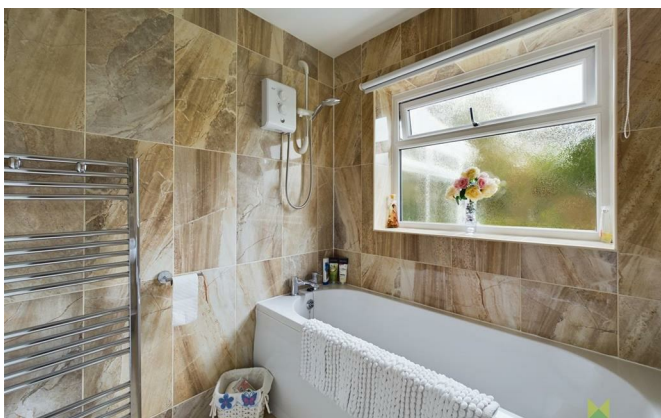
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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 3.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area\*\*  
986.23 ft<sup>2</sup>  
91.62 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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## Get in touch

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## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

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

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

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