

1 Canal View Wern Llanymynech SY22 6PE



2 Bedroom Cottage - Semi Detached
Offers In The Region Of £165,000

The features

- TWO BEDROOM SEMI DETACHED COTTAGE
- PERFECT FOR FIRST TIME BUYERS/ INVESTMENT OPPORTUNITY
- SPACE PROVIDING OFF ROAD PARKING
- HAVING SCOPE FOR IMPROVEMENT
- VIEWINGS ESSENTIAL
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- SOUGHT AFTER VILLAGE LOCATION
- CHARACTERFUL LOUNGE WITH LOG BURNER
- EPC RATING E



***** TWO BEDROOM SEMI DETACHED COTTAGE *****

This Two Bedroomed Semi-Detached Cottage is set in the heart of the popular self sufficient village of Llanymynech. Perfect for first time buyers, holiday home or holiday let.

The property briefly comprises of Lounge/ Dining Room, Galley Kitchen, Two Bedrooms and Jack & Jill Bathroom.

It benefits of double glazing, air source heat pump, enclosed rear courtyard and off road parking.

Viewing Essential.

Property details

LOCATION

The property occupies a truly enviable location in the delightful hamlet of Wern, in the village of Llanymynech situated on the English/ Welsh border, with beautiful countryside and canal side walks. Ideally placed with ease of access to the main road providing easy access to the County Town of Shrewsbury, Oswestry and Welshpool, all of which boast a wealth of excellent facilities. Llanymynech itself has a fabulous range of amenities on hand including supermarket, doctors surgery, school, restaurants/ public house and takeaways.

ENTRANCE

The property is approached over paved walkway from the road leading to front door, which leads into

GALLEY KITCHEN

The kitchen has been fitted with a range of base units comprising of drawers and cupboards with countertop over and space for washing machine beneath. Inset single drainer sink with mixer tap, integrated oven with four ring electric hob, partially tiled walls and space for fridge/ freezer, window to rear aspect and door leading into,

LOUNGE/ DINING ROOM

A good sized lounge with exposed ceiling beams, large inset fireplace housing cast iron log burning stove with tiled hearth. Stairs leading to first floor landing. Window to the front aspect.

Dining Area to the rear with French doors leading out to Rear Garden. Radiator.

FIRST FLOOR LANDING

From the Lounge stairs lead up to First Floor Landing. Radiator and doors leading to,

BEDROOM 1

Double bedroom with window to the front aspect with beautiful far reaching views over open fields. Radiator, door leading into Jack and Jill Bathroom.

BEDROOM 2

With window overlooking rear aspect. Radiator, and door leading into

JACK AND JILL BATHROOM

With windows to front and rear aspect providing lots of natural light. Fitted with a suite comprising W/C, wash hand basin with vanity unit beneath and tiled splashback and panelled bath with shower over and complimentary tiles. Laminate flooring, radiator.

OUTSIDE

The property is approached over paved pathway leading to front door, with easy maintenance front garden laid with slabs and gravel. Proceeding past the neighbouring properties, off road space provides parking for two vehicles. The rear garden has been laid with slabs for ease of maintenance, enclosed by brick wall to the rear. and fencing either side.

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 all mains are connected.

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 '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](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

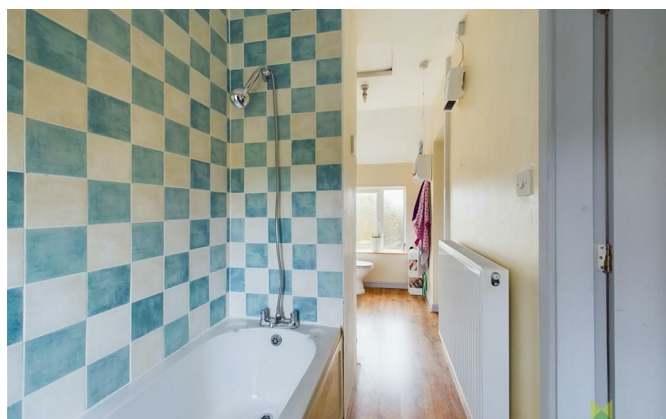
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

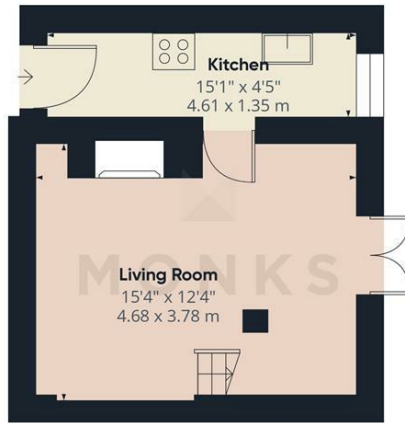
NEED TO CONTACT US

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.

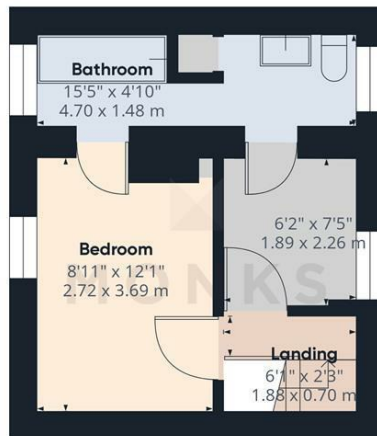
1 Canal View , Wern, Llanymynech, SY22 6PE.

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Floor 0



Floor 1



Approximate total area[®]
492.9 ft²
45.79 m²

(1) 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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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) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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