

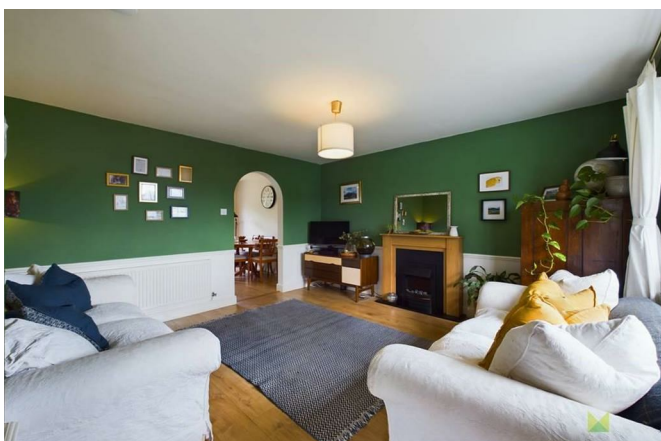
4 Barley Meadows Llanymynech SY22 6JX



**3 Bedroom House - Semi-Detached
Offers In The Region Of £230,000**

The features

- MUCH IMPROVED 3 BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE, LOVELY REFITTED KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION ON THE EDGE OF THE DEVELOPMENT
- 3 BEDROOMS AND RE-FITTED BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION



***** IMPROVED 3 BEDROOM SEMI WITH GARAGE *****

An attractively presented, much improved 3 bedroom semi detached house perfect for a growing family.

Occupying an enviable position set back from the road on the edge of this sought after development in the busy and popular village which has excellent local amenities.

The accommodation briefly comprises Reception Hall, good sized Lounge, attractive refitted Kitchen / Dining Room, 3 Bedrooms and refitted Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, Garage and good sized enclosed Rear Garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position on the fringe of this much sought after development in the heart of the self sufficient village of Llanymynech. Ideally placed for access to the County Town of Shrewsbury, Oswestry and Welshpool all of which boast excellent amenities. Llanymynech itself has good facilities including supermarket, doctors, school, restaurant/public house and takeaways.

RECEPTION HALL

Recently fitted composite door opening to Reception Hall with wooden effect flooring, radiator.

LOUNGE

having window overlooking the front. Wooden fire surround with hearth and inset housing living flame fire, media point, radiator. Continuation of wooden effect flooring.

KITCHEN/DINING ROOM

Dining Area with double opening French doors leading to the garden, ample space for dining table, underfloor heating. Peninsular breakfast bar divide with overhang seating area to the Kitchen which has been recently refitted with contemporary range of French navy shaker style units incorporating one and half bowl single drainer sink with mixer taps set into base cupboard with space beneath for washing machine. Comprehensive range of cupboards and drawers with work surfaces over and housing 4 ring hob with extractor hood over and cutlery and pan drawers beneath, inset oven, grill and microwave with cupboards above and below, space for large fridge freezer, door to useful under stairs storage cupboard.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor landing with window to the side, access to roof space.

BEDROOM 1

With window overlooking the rear garden, built in double wardrobe with mirror fronted sliding doors, radiator.

BEDROOM 2

with window overlooking the front, built in wardrobe, radiator.

BEDROOM 3

With window to the front, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property occupies an enviable position on a slip road to the front of the development and approached over driveway with parking for several cars. Garage with additional parking to the front with a lawned area. Side pedestrian access leads to the good sized Rear Garden which has a large paved sun terrace immediately adjacent to the house Good sized lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. Enclosed with wooden fencing.

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 all main services are connected.

COUNCIL TAX BANDING

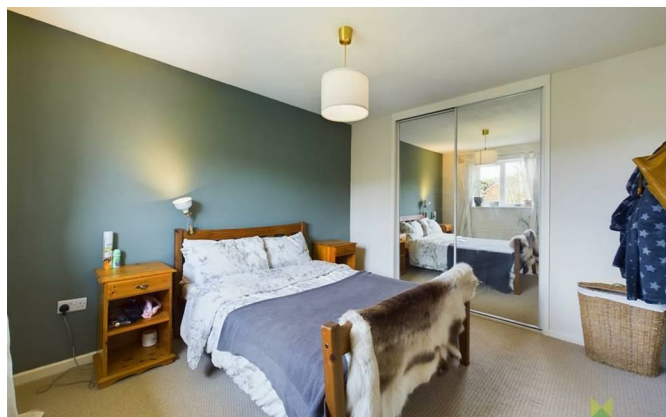
As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

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 where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

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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		
(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	

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