

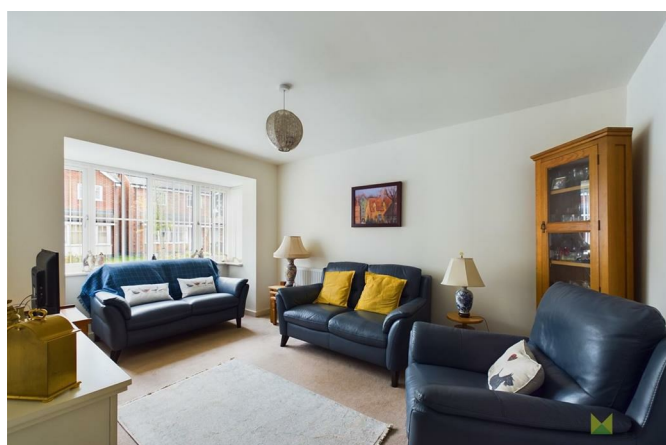
51 Barley Meadows Llanymynech SY22 6JX



4 Bedroom House - Detached
Offers In The Region Of £330,000

The features

- IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL, CLOAKROOM, LOUNGE, GARDEN ROOM
- PRINCIPAL BEDROOM WITH BALCONY AND EN SUITE
- DRIVEWAY WITH PARKING, GARAGE
- VIEWING ESSENTIAL
- LOVELY LOCATION WITH ASPECT TO REAR OVER THE CANAL
- OPEN PLAN LIVING/DINING/KITCHEN, UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- BEAUTIFUL LANDSCAPED REAR GARDEN
- EPC RATING B



***** BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED FAMILY HOME *****

An excellent opportunity to purchase this impressive 4 double bedroom home which has been improved and extended by the current owners and is perfect for today's modern lifestyle - a growing family, those who work from home and those who love to entertain.

Occupying a truly enviable position on this popular development with the garden bordering the Canal and Heritage Conservation area. Llanymynech offers a good range of local facilities and provides ease of access to Oswestry, Shrewsbury and Welshpool along with the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, open plan Living/Dining/Kitchen, Garden Room, Utility Room, Principal Bedroom with Balcony and en suite, 3 further generous double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, oil central heating, driveway with parking for several cars, garage and delightful landscaped and well stocked rear garden.

Viewing essential.

Property details

LOCATION

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, radiator, window to the side.

LOUNGE

having window overlooking the front, media point, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

Dining area with radiator and double opening French doors to the Garden Room. Peninsular divide to Kitchen which is attractively fitted with range of white high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset dishwasher with matching fascia panel. 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and eye level wall units. Window overlooking the garden, wooden effect flooring throughout and door to

GARDEN ROOM

A fabulous addition to the property and perfect for all year round use being of brick and sealed unit double glazed construction with solid roof with recessed ceiling lights, tiled floor, radiator. Double opening French doors to the garden.

UTILITY ROOM

with continuation of units incorporating single drainer sink set into base cupboard with worksurface extending to the side with space for appliances, built in fridge freezer, window and door to the side, radiator.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing with Airing Cupboard and access to roof space.

PRINCIPAL BEDROOM

A lovely light room having double opening French doors leading onto Balcony - the perfect spot for early morning coffee - with a lovely aspect over the garden, media point, built in wardrobes, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

having window to the front, built in double wardrobe, radiator.

BEDROOM 3

with window to the rear, built in double wardrobe, radiator.

BEDROOM 4

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

FAMILY BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is approached over driveway with parking for several cars and leading to Garage with up and over door, power and lighting. The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian access leads to the lovely Rear Garden which has been beautifully landscaped with large paved sun terrace, shaped lawns with an abundance of well stocked flower, shrub and herbaceous beds within inset specimen trees. Additional seating area with slate chippings, 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 all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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

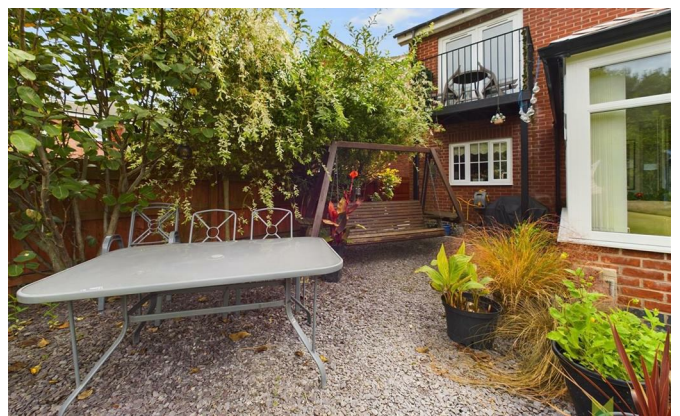
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

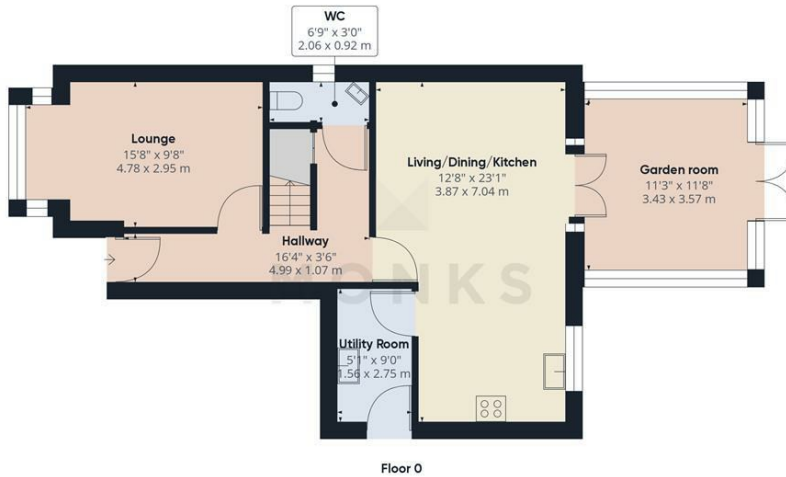




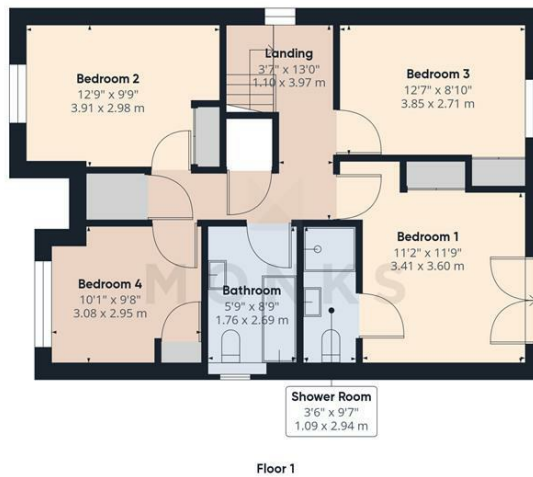
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4 Bedroom House - Detached
Offers In The Region Of £330,000





Approximate total area[®]
1400.6 ft²
130.12 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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		
(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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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