

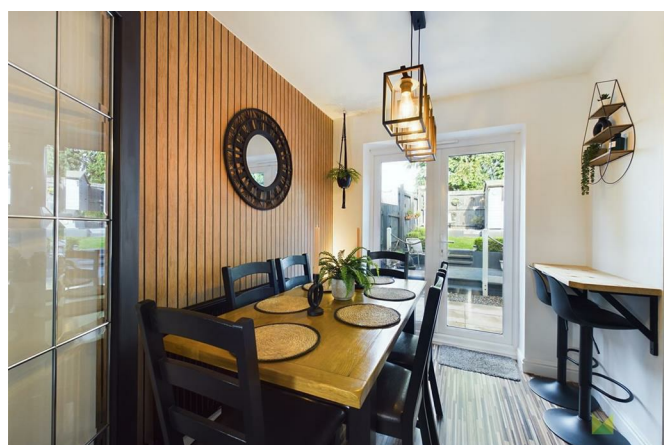
# 121a Heritage Way Llanymynech SY22 6LN



3 Bedroom House - Semi-Detached  
Offers In The Region Of £214,000

## The features

- EXCELLENT 3 BEDROOM HOUSE WITH OPEN REAR VIEW
- RECEPTION HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN
- 2 FURTHER BEDROOMS AND BATHROOM
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- ENVIABLE VILLAGE LOCATION
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND LOVELY ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



**\*\*\* BEAUTIFULLY PRESENTED 3 BEDROOM HOME \*\*\***

An excellent opportunity to purchase this immaculately presented and improved 3 bedroom home - perfect for a growing family.

Occupying an enviable position towards the end of this popular cul de sac in the heart of the self sufficient village of Llanymynech with great commuting to Shrewsbury, Oswestry and Welshpool.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Kitchen, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and lovely enclosed rear garden.

Viewing essential.

## Property details

### LOCATION

#### RECEPTION HALL

with radiator and feature acoustic wall panelling.

#### CLOAKROOM

with suite comprising wash hand basin and WC. Radiator, window to the front.

#### LOUNGE

having window to the front, feature acoustic wall panelling, fire surround with electric fire, media point over, radiator. Useful under stairs storage cupboard.

#### DINING ROOM

with feature acoustic panelling, double opening French doors to the garden, breakfast bar area and radiator. Opening to

#### KITCHEN

Attractively fitted with cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath and matching range of eye level wall units, window overlooking the garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase to First Floor Landing with access to roof space. Airing Cupboard, radiator.

#### PRINCIPAL BEDROOM

with window to the front, feature wood panelling to one wall, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

#### BEDROOM 2

with window to the rear, radiator.

#### BEDROOM 3

having window to the front, fitted high level bed base with storage/desk area beneath and built in cupboard with shelving, radiator.

#### BATHROOM

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

### OUTSIDE

The property is approached over driveway with parking for two cars and gravelled area to the front with shrub beds. Side pedestrian access leads around to the attractive Rear Garden which is ideal for those who love to entertain outdoors and has paved sun terrace, gravelled beds and raised decked terrace with flower and shrub beds and steps up to lawn area. The garden is enclosed with wooden fencing and provides a good level of privacy.

### 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 B - 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/>

#### 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.

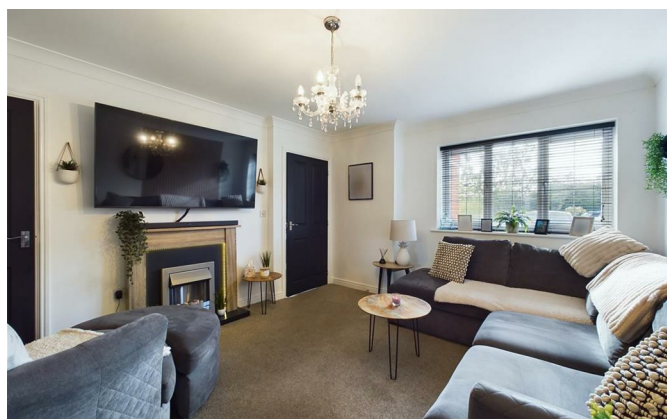
#### NEED TO CONTACT US

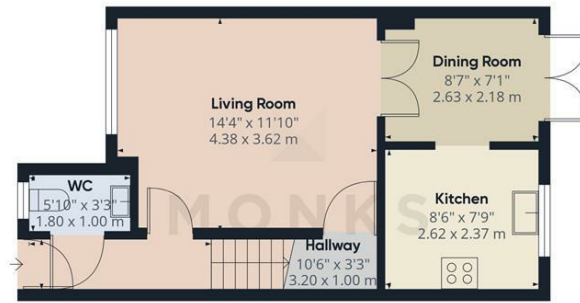
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



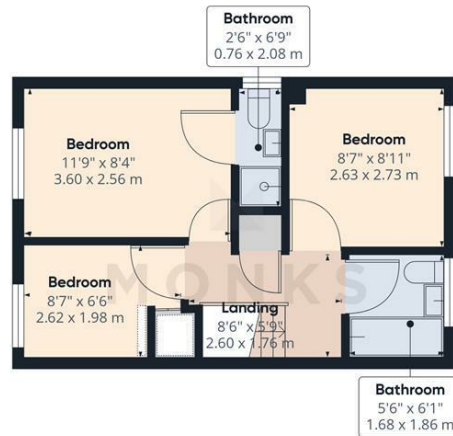
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
690.18 ft<sup>2</sup>  
64.12 m<sup>2</sup>

(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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## 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) A		91
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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