

18 Parc Llwyfen Llanymynech SY22 6FD



4 Bedroom House - Detached
Offers In The Region Of £390,000

The features

- IMMACULATELY PRESENTED FAMILY HOME
- GOOD SIZED LOUNGE
- COMPLEMENTARY UTILITY ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- LOVELY OPEN ASPECT TO THE FORE
- SOUGHT AFTER VILLAGE LOCATION
- IMPRESSIVE LIVING/DINING/KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- DOUBLE GARAGE AND ENCLOSED GARDEN
- EPC RATING D



*** IMMACULATE FAMILY HOME WITH DOUBLE GARAGE ***

An impressive 4 bedroom detached family home which is extremely well presented and occupies an enviable corner position in this much sought after village.

Reception Hall, Cloakroom, spacious Lounge, well fitted Living/Dining/Kitchen with bi-fold doors, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of LPG Gas central heating, double glazing, parking, double Garage and well maintained Gardens which have been laid for ease of maintenance.

Internal inspection highly recommended.

Property details

LOCATION

The property occupies an enviable position in this popular village and was constructed by a Galliers Home as part of this executive development. Llanymynech is situated on the Montgomery Canal where the English and Welsh border runs down the main street making it a village ideally placed for both neighbouring market Towns of Oswestry and Welshpool along with ease of access to the County Town of Shrewsbury, Wrexham and Chester. Llanymynech itself is self sufficient with primary school, village store, public house/restaurant, church, active village hall, recreational facilities and golf course.

RECEPTION HALL

Recessed covered entrance and door opening to Reception Hall with oak flooring, radiator and staircase to the first floor.

CLOAKROOM

With WC and corner wash hand basin, complementary tiling, radiator and extractor

LOUNGE

A lovely light room with walk in bay window overlooking the front. Chimney breast with recess and hearth with point for log burner (this has been removed by the owners, but available if required), media and TV point, fitted wall lights, radiator.

LIVING/DINING/KITCHEN

Again a lovely light room with the Living/Dining area featuring bi-fold doors opening on the rear garden, perfect for those who love to entertain. Radiator. The Kitchen is beautifully fitted with range of cream high gloss fronted units with contrasting plinths, end panels and worksurfaces and comprising single drainer one and half bowl sink set into base cupboard. Further range of matching cupboards and drawers and integrated dishwasher and fridge freezer, both with matching fascia panels and breakfast bar, Inset hob with extractor hood over, double oven and grill beneath and range of storage cupboards and pan drawers to the side. Matching range of eye level wall units, tiled flooring, window overlooking the rear garden. Door to

UTILITY ROOM

With continuation of units and with inset sink set into base cupboard with worksurface extending to either side with space beneath for washing machine and tumble dryer. Wall units over, door to garden, garage and Airing Cupboard. Access to roof storage space.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space, Useful cloaks cupboard and doors off to all Bedrooms and Family Bathroom

PRINCIPAL BEDROOM

With window overlooking the front, media point, radiator. Excellent range of wardrobes running the width of one wall with smoked mirrored frontage.

EN SUITE SHOWER ROOM

With suite comprising shower cubicle, direct mixer shower with drench head & glass screen, wall hung wash hand basin and WC. Complementary tiled surrounds and radiator,

BEDROOM 2

With window to the front, phone & media points and radiator.

BEDROOM 3

With window to the front, phone point & radiator.

BEDROOM 4

With window to the rear, radiator.

FAMILY BATHROOM

With suite comprising panelled bath, wall hung wash hand basin and WC. Shower enclosure with mixer shower and folding glass door. Recessed lighting. Complementary tiled surrounds and flooring, radiator, window to the rear.

OUTSIDE

The property is approached over a double width driveway which leads to the double Garage with twin up and over doors, power and lighting. The Front Garden is laid for ease of maintenance to gravelled beds with inset shrubs. Side pedestrian access leads around to the enclosed Rear Garden, which again has been laid for ease of maintenance and perfect for those who love to dine alfresco being laid to large paved sun terrace, gravelled beds and a well stocked shrub and herbaceous beds. The garden is enclosed with fencing and brick walling.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. The vendors have advised us that there is two and a half years remaining on the NHBC

SERVICES

Mains electricity and LPG gas services are connected.

COUNCIL TAX BANDING

Band E as stated on the Gov.co.uk website. Powys Council

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

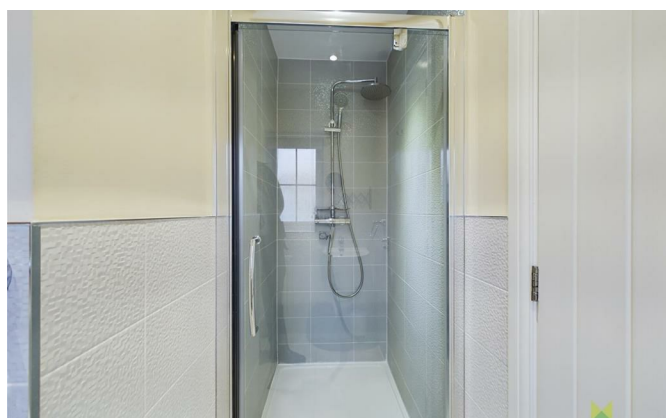
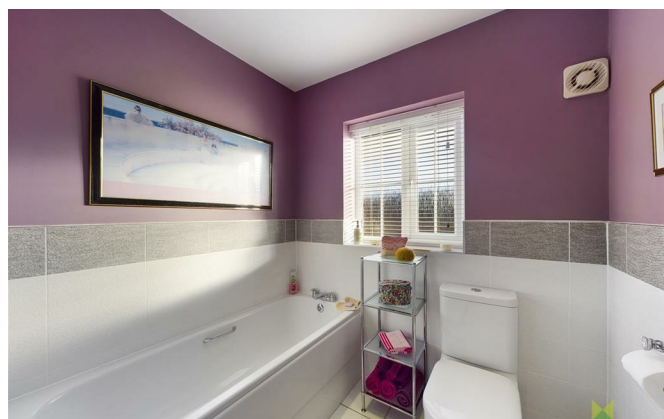
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

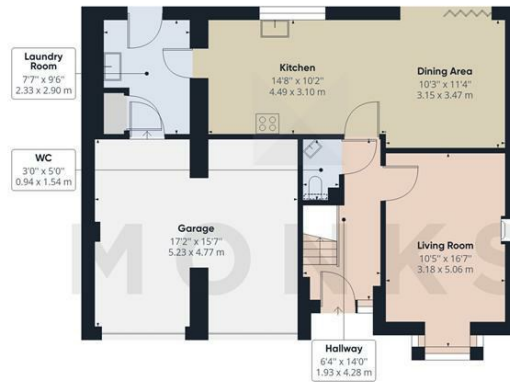
NEED TO CONTACT US

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

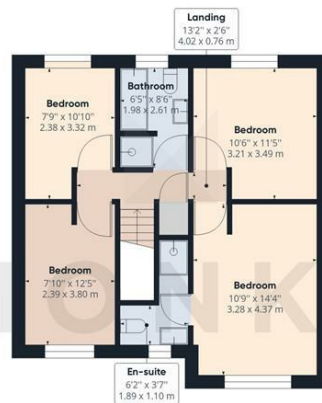
18 Parc Llwyfen, Llanymynech, SY22 6FD.

4 Bedroom House - Detached
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Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1457.12 ft²
135.37 m²

Reduced headroom
1.19 ft²
0.11 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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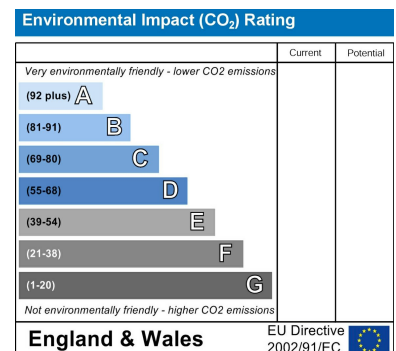
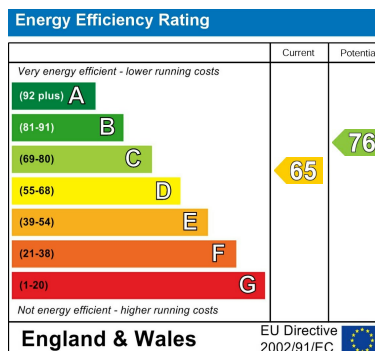
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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