

121 Heritage Way Llanymynech SY22 6LN



2 Bedroom House
Offers In The Region Of £165,000

The features

- IMMACULATE 2 BEDROOM HOME
- ENVIABLE VILLAGE LOCATION WITH OPEN ASPECT TO THE REAR
- RECEPTION HALL WITH CLOAKROOM
- 2 BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- PERFECT FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOUNGE/DINING ROOM, KITCHEN WITH OVEN AND HOB
- PARKING AND LOVELY REAR GARDEN BORDERED BY FIELDS
- EPC RATING C



***** 2 BEDROOM HOME WITH LOVELY OPEN ASPECT TO THE REAR *****

An excellent opportunity to purchase this immaculate 2 bedroom home, perfect for a first time buyer, investor or those looking to downsize.

Occupying an enviable position in this much sought after and self sufficient village, ideally placed for commuters with ease of access to Oswestry, Shrewsbury and Welshpool.

The property briefly comprises Reception Hall with Cloakroom, Lounge/ Dining Room, Kitchen with oven and hob, 2 Bedrooms and Bathroom.

Having the benefit of gas central heating, double glazing, parking for two and lovely enclosed rear garden bordered by open farmland.

Viewing highly recommended and no upward chain.

Property details

LOCATION

RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden effect flooring, radiator.

CLOAKROOM

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

KITCHEN

Attractively fitted with range of white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, window overlooking the front, radiator.

LOUNGE/DINING ROOM

A lovely light room with double opening French doors leading onto the rear garden, wooden effect flooring, media point, radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead.

BEDROOM 1

having window overlooking the front, useful walk in storage cupboard.

BEDROOM 2

having window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

To the front of the property is the allocated parking and paved pathway leading to the entrance which is flanked by forecourt garden area which is gravelled with shrub beds.

The Rear Garden is a particular feature, having been laid for ease of maintenance to large brick paved sun terrace, raised sleeper beds with shrubs and steps up to additional gravelled seating area and gate leading onto the fields to the rear. 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 mains 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 '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

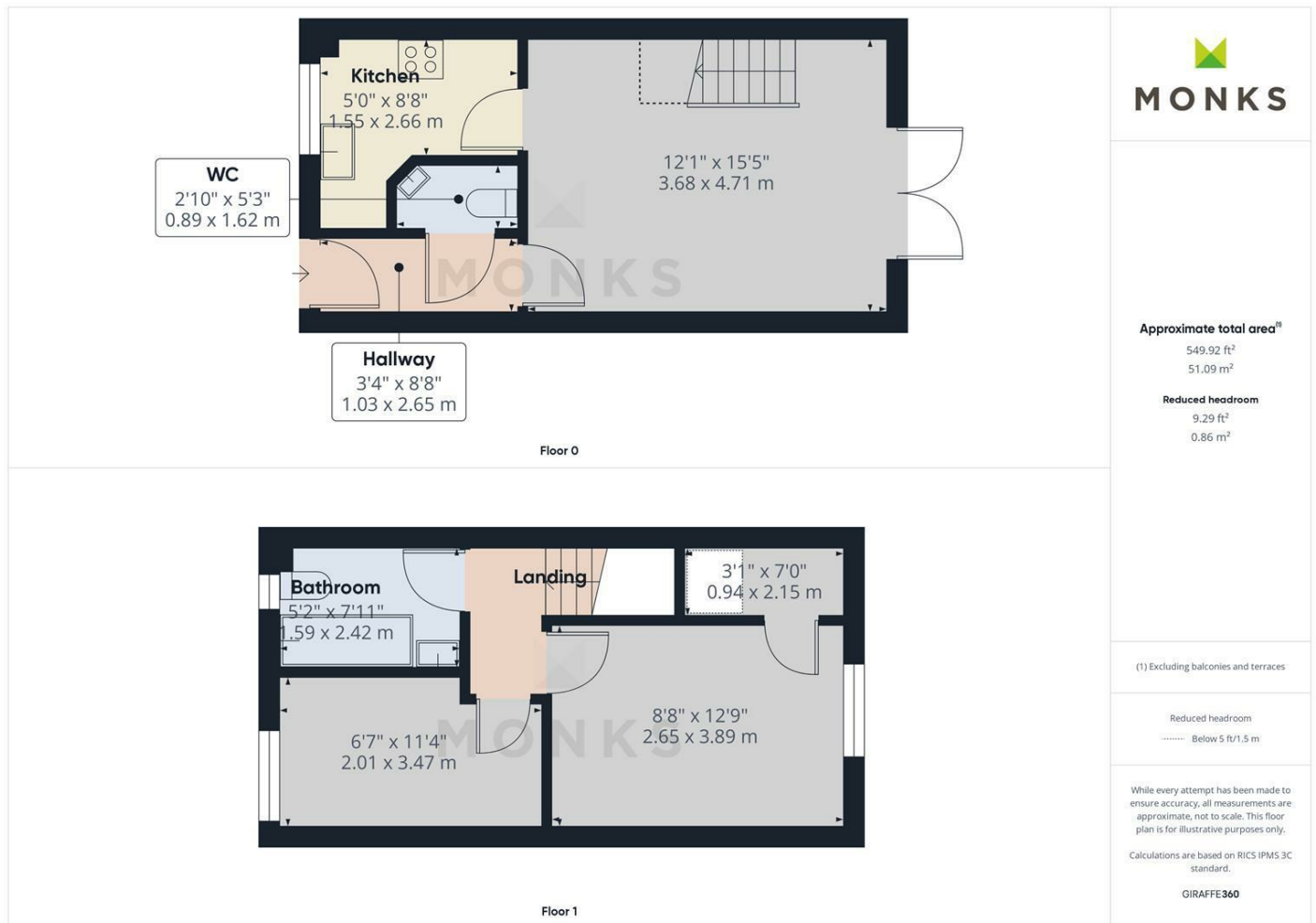
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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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		92
(81-91) B		76
(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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