

Town & Country

Estate & Letting Agents



3 Parc Llwyfen, Llanymynech, SY22 6FD

Offers In The Region Of £170,000

Town and Country Oswestry offer this well maintained three bed end mews home situated on the edge of the popular village of Llanymynech. The property has a section 106 clause and details of this are available from our office. Accommodation comprises a hallway, modern kitchen, lounge/ dining room, cloakroom, three bedrooms and a family bathroom. There is an enclosed garden to the rear with allocated off road parking for two vehicles. Llanymynech is a pretty village with a thriving community enjoying good road links to Oswestry, Shrewsbury and Welshpool.

Directions

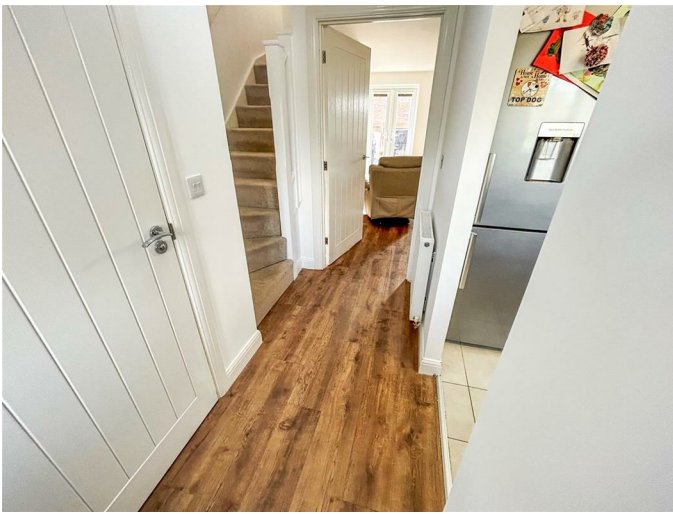
From Oswestry join the bypass travelling towards Welshpool. Proceed through the village of Pant until reaching Llanymynech. At the crossroads in the village turn right and proceed along where the property will be found on the left hand side. Turn left into Parc Llwyfen and follow the road around to the right where the parking for the property will be found.

Overview

The property is subject to a 106 clause. This means that buyers must fit certain criteria one of which being that they must not have owned a property before. Full details of the clause are available from our office.

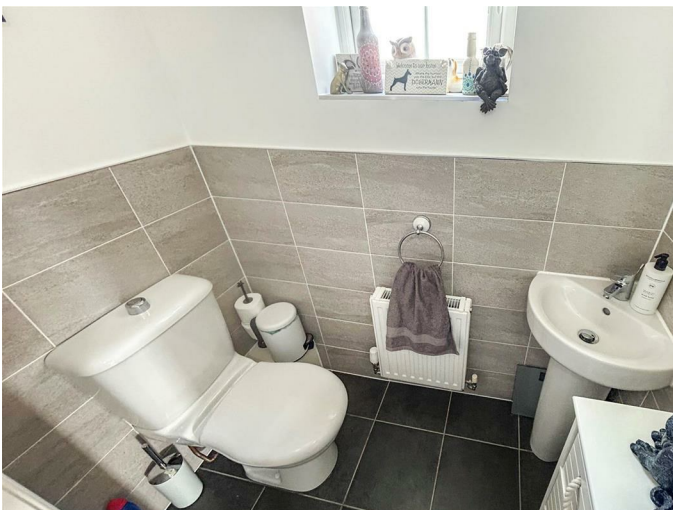
Accommodation Comprises

Hallway



The hallway has wood flooring, a radiator, a part glazed door leading out to the front, stairs leading to the first floor and an archway leading through to the kitchen. Doors lead to the cloakroom and the lounge.

Cloakroom



The cloakroom has a window to the side, low level w.c. corner wash hand basin with a mixer tap over, radiator, part tiled walls and a tiled floor.

Kitchen 9'1" x 8'3" (2.78m x 2.52m)



The well appointed, modern kitchen has a range of fitted base and wall units with work surfaces and upstands over, tiled flooring, plumbing for a washing machine, stainless steel single bowl sink with a mixer tap over, Logic wall mounted gas fired boiler, electric oven, ceramic hob with stainless steel splashback, chimney style extractor fan, space for a fridge/ freezer and a window to the front.

Lounge/ Dining Room 15'9" x 15'5" (4.81m x 4.71m)



The good sized, bright lounge/ dining room has a window to the rear overlooking the garden and French doors onto the garden. There are two radiators, wood flooring, telephone and tv points and an under stairs cupboard.

Additional Photo



the rear with great views, radiator, tv point and fitted double wardrobe with shelves and hanging rails.

Bedroom Two 9'10" x 8'7" (3.00m x 2.63m)



First Floor Landing



The second double bedroom has a window to the front with rural views, radiator and a built in wardrobe.

Bedroom Three 8'10" x 6'6" (2.71m x 2.00m)



The first floor landing has a window to the side, linen cupboard off and a loft hatch giving access to the loft having a pull down ladder, part boarded floor and shelving. Doors lead off to the bedrooms and the family bathroom.

Bedroom One 12'11" x 8'7" (3.95m x 2.63m)



The third bedroom has a radiator and a window to the rear with views.

A good sized double bedroom having a window to

Family Bathroom



The family bathroom is fitted with a modern white suite comprising a panelled bath with a mixer tap and mains powered shower over, wash hand basin with a mixer tap over, low level w.c., radiator, tiled flooring, part tiled walls, extractor fan and a window to the front.

To The Outside

There is a small courtyard style area to the front of the property with a low boundary wall and pathway leading to the canopy porch and front door. There is a further area at the side for bin storage with a gate leading to the rear garden.

Rear Gardens



The rear garden is a real sun trap having a patio and lawned area, garden shed and rear gated access to the driveway. The garden is fully enclosed making it ideal for children and pets. There are two allocated off road parking spaces to the rear.

Additional Photo



Parking



Views



Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

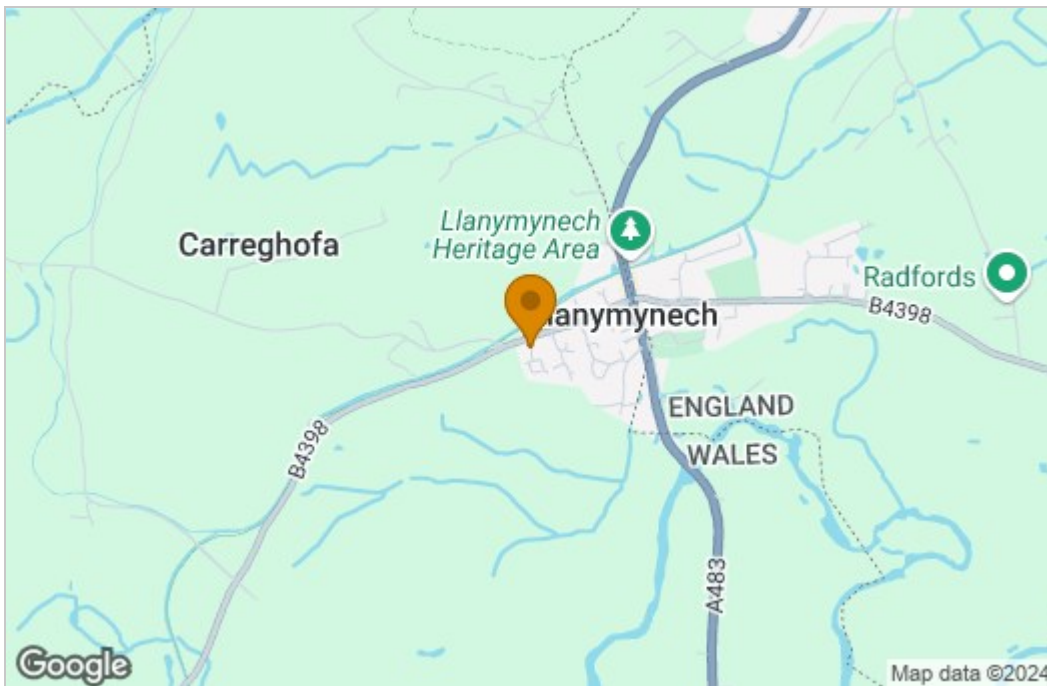
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

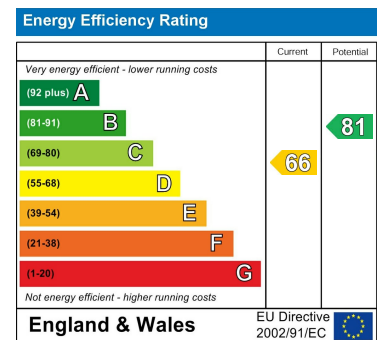
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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