



7 Barley Meadows, Llanymynech, Powys, SY22 6JX

£315,000

An attractive, modern 4/5 bedroom family home in a village location close to local amenities and providing generous living space. Accommodation includes Living Room, Kitchen/Breakfast Room, Utility, Cloakroom, Study, Store, Conservatory, Master Bedroom With En-suite, 3 Further Bedrooms And Family Bathroom, Driveway and Enclosed Rear Garden. Viewing Highly Recommended.



7 Barley Meadows, Llanymynech, Powys, SY22 6JX Ref: 4824

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed entrance door.

Entrance Hallway

Radiator, wood effect flooring, telephone point, alarm, staircase to first floor and doors to study and living room.

Study 10' 8" x 8' 0" (3.25m x 2.44m)

Radiator and double glazed window to the front.

Living Room 15' 0" x 13' 2" (4.57m x 4.01m)

Double glazed bay window to the front, radiator, wood effect flooring, wooden fireplace with marble effect surround and hearth with gas inset fire and opening to:

Kitchen/Breakfast Room 16' 6" x 10' 5" (5.03m x 3.18m)

Fitted with a range of base cupboards and drawers with work surfaces over and matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap, part tiled walls, built in double oven with cupboards above and below, four ring gas hob with stainless steel extractor over, plumbing and space for dishwasher, radiator and door to rear hall, under stair storage cupboard, breakfast bar, radiator, wood effect flooring and arch and opening to.

Conservatory 26' 0" x 10' 10" (7.92m x 3.30m)

Of brick and UPVC double glazed construction, French doors to garden, two radiators, television and telephone points, wood effect flooring and a wall mounted electric fire.

Utility room 9' 7" x 8' 5" (2.92m x 2.57m)

"L-shaped" Fitted with a range of base units with work surface over, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine and further appliance space, eye level cupboards, internal window to the conservatory, radiator, wood and glazed door to the rear and doors to cloakroom and store.

Cloakroom

White low level W.C., wall mounted wash hand basin and tiled splash back, double glazed window to the side, a wall mounted "Worcester" boiler and extractor fan.

Store Room 8' 6" x 3' 5" (2.59m x 1.04m)

Double glazed window to the side and a telephone point.

First Floor Landing

Hatch to loft, cupboard with slatted shelving.

Master bedroom 18' 2" x 8' 4" (5.54m x 2.54m)

Double glazed window to the front aspect, radiator and telephone point

En-suite

White suite comprising vanity wash hand basin with cupboards and drawer below, low level W.C., fully tiled shower cubicle with built in shelving, radiator, double glazed window to the rear, heated towel rail and an extractor fan.

Bedroom 2 11' 4" x 9' 6" (3.45m x 2.9m)

Radiator, double glazed window to rear aspect.

Bedroom 3 10' 0" x 9' 6" (3.05m x 2.90m)

Built in wardrobe, double glazed window to the front and a radiator.

Bedroom 4 6' 9" x 6' 7" (2.06m x 2.01m)

Double glazed window to the front and a radiator.

Family Bathroom

Suite comprising bath with mixer tap and separate "Triton" shower over, shower screen, pedestal wash hand basin, low level W.C., part tiled walls, double glazed window to the rear, radiator and an extractor fan.

Rear Garden

To the side of the property is gated access to both sides and pathway to rear, cold water tap, outside light and garden shed. The rear garden has a patio leading to lawn with raised beds. Enclosed by fencing with trees to boundaries and an outside light.

Front Garden

Driveway providing parking for three cars and further parking in the car port which can take a hightop transit van. There is an area of lawn to the other side of the driveway.

Carport 12' 10" x 27' 5" (3.91m x 8.35m)

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FLOOR PLANS FOR GUIDANCE ONLY

10/05/2024, 17:25

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
7, Barley Meadows LLANYMNECH SY22 6JX	Energy rating	Valid until:	20 December 2028
	C	Certificate number:	2798-7907-7272-6728-0934

Property type	Detached house
Total floor area	167 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage