

**FOR SALE**

Offers Around £350,000

Brentonia, Llanymynech, SY22 6HB

A wonderful opportunity to purchase a detached bungalow situated between the villages of Pant and Llanymynech. The accommodation comprises, Lounge, Kitchen Dining Room, Utility Room/Rear Entrance, Inner Hallway, Three Bedrooms, Bathroom, Gardens, Parking and Gardens. Warmed by oil fired central heating and must be viewed to be appreciated.





- Detached Three Bedroom Bungalow
- Elevated Position In Village Location
- Close to Heritage Site
- Wonderful Countryside Walks
- Must Be Viewed to Be Appreciated
- Garage, Gardens and Parking

LOCATION

Llanymynech is situated on the A483 and enjoys village shop / Post Office, Church, Public Houses, Primary School, Golf Course and Heritage area. The area is renowned for its country walks and unspoilt countryside. The A483 gives easy access to Mid Wales including Welshpool & Newtown and is within 4 miles of the A5 trunk road which gives access to Wrexham, Chester and the North West and Shrewsbury, Telford and the Midlands to the South.

LOUNGE

12'1" x 21'11" (3.70m x 6.70m)

With bay window to the front elevation overlooking the front gardens, fireplace.

KITCHEN DINING ROOM

15'5" x 15'5" max (4.70m x 4.70m max)

A dual aspect room with windows to both side elevations overlooking the grounds. The kitchen comprises base and wall units, sink unit, space for appliances and breakfast bar. The sitting and dining area benefits from a fireplace.

UTILITY ROOM/REAR ENTRANCE

With windows to the side and rear elevations, door leading out to the rear.

INNER HALLWAY

Providing access to Bedrooms and Bathroom.

BEDROOM ONE

12'5" x 15'1" (3.80m x 4.60m)

With window to the front elevation overlooking the grounds.

BEDROOM TWO

10'5" x 10'9" (3.20m x 3.30m)

With window to the side elevation.

BEDROOM THREE

7'2" x 11'1" (2.20m x 3.40m)

With bay window to the front elevation overlooking the grounds.

BATHROOM

Comprising a three piece suite and with window to the rear elevation.

GARDENS AND GROUNDS

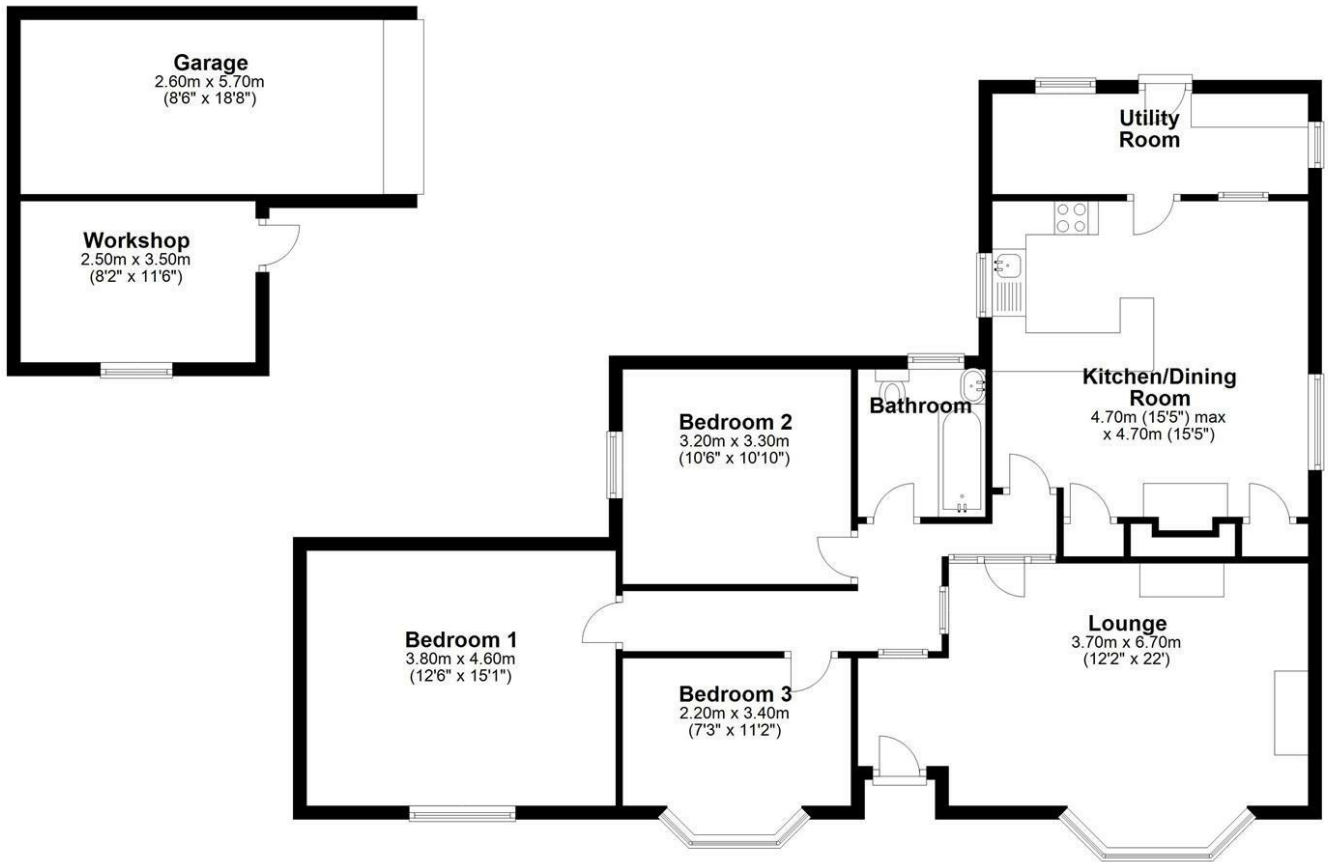
From the road level a drive leads to the side of the property providing ample parking and turning space and a drive leads to the rear of the property and to the front of the garage providing additional parking space.

The gardens are mainly laid to the front and side of the property being laid to lawn for ease of maintenance with mature shrubs and bushes. A path leads to the front door and to the Garage and Workshop.



Ground Floor

Main area: approx. 103.6 sq. metres (1115.0 sq. feet)
 Plus outbuildings, approx. 23.9 sq. metres (257.5 sq. feet)



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Brentonia

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



GARAGE

8'6" x 18'8" (2.60m x 5.70m)

With up and over door to the front elevation.

WORKSHOP

8'2" x 11'5" (2.50m x 3.50m)

With window to the side elevation and door to the front elevation.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@hallsgb.com

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band 'D' on the Shropshire Council Register.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.



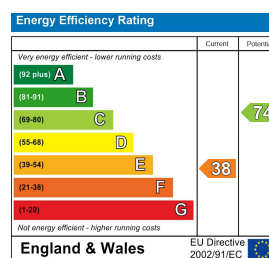
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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