



The Leylands, Rhos Common, Llanymynech, SY22 6RN

3 bedroom detached house — £549,950 Freehold

The Leylands, Rhos Common, Llanymynech, SY22 6RN

Coopergreenpooks.co.uk

£549,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position with impressive views over surrounding countryside, this beautifully presented detached house has been extended and improved to provide versatile and very well-proportioned accommodation throughout, benefitting from a private rear garden, driveway parking and detached garage.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with feature turning staircase leading to a light and spacious landing
- Stunning open plan kitchen/breakfast room with plenty of well-fitted units, windows to two elevations, range-style cooker with induction hob, and island unit
- Separate utility with access to the shower room and rear hall, with the hall opening onto both the garden and front driveway
- The ground floor extension has created a large and very versatile living room, complete with woodburning stove, built in store, and glazed double doors to the side. A staircase leads from the living room to a loft room with velux windows, currently used as a guest room but could also be used as a home office or additional reception space. This section of the house, combined with the utility, shower room and hallway, could easily be utilised as a self-contained annexe for a dependent relative or as a holiday let
- There is also a garden room which opens onto the rear garden, as well as two further reception rooms, currently used as a study and sitting room
- On the first floor are three bedrooms, a large family bathroom with separate shower, and an en-suite to bedroom one
- The house is very energy efficient resulting in reduced annual running costs, by having uPVC double glazed windows, central heating via an air source heat pump, multiple solar panels generating 4-5MWh/year and iBoost unit which heats the water tank with unused solar power.
- Private and sunny rear garden, mainly laid to lawn, with paved terraces, established hedge and a selection of plants/shrubs
- To the front of the property is a gated driveway providing parking for several cars with EV charging point, as well as access to the detached garage and adjoining store which both have an electricity supply and good lighting
- A very quiet location with views towards both Rodney's Pillar and Llanymynech Rock, while being just a short distance from the villages of Llandrinio and Four Crosses which have various amenities, such as a pub, primary school, sports complex and shop. Shrewsbury town is also only a 20-minute drive away, and Welshpool is less than 15 minutes

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

www.cgpooks.co.uk

sales@cgpooks.co.uk

01743 276666

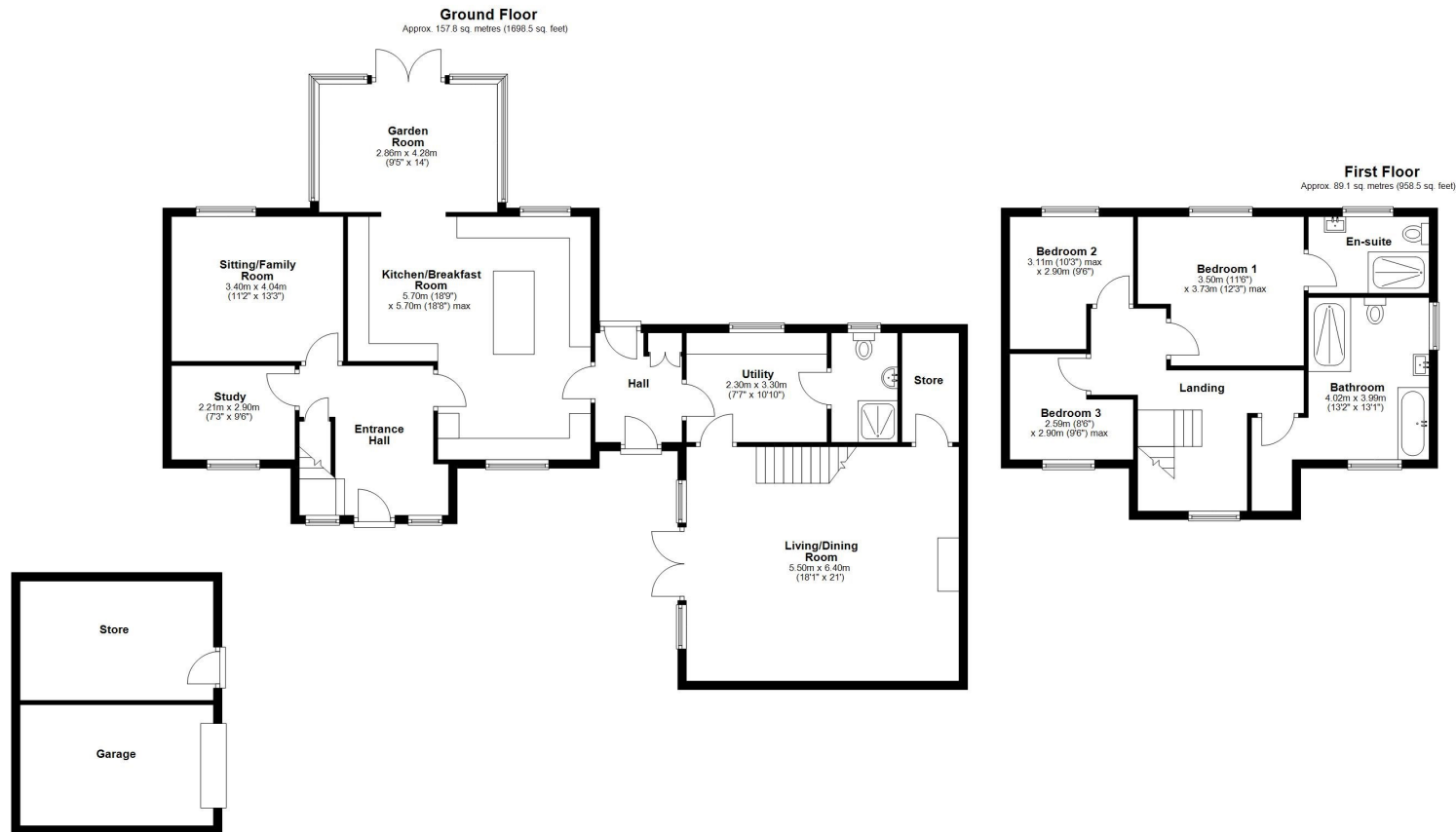


The Leylands, Rhos Common, Llanymynech, SY22 6RN

Coopergreenpooks.co.uk

£549,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 246.8 sq. metres (2657.0 sq. feet)















The Leylands, Rhos Common, Llanymynech, SY22 6RN

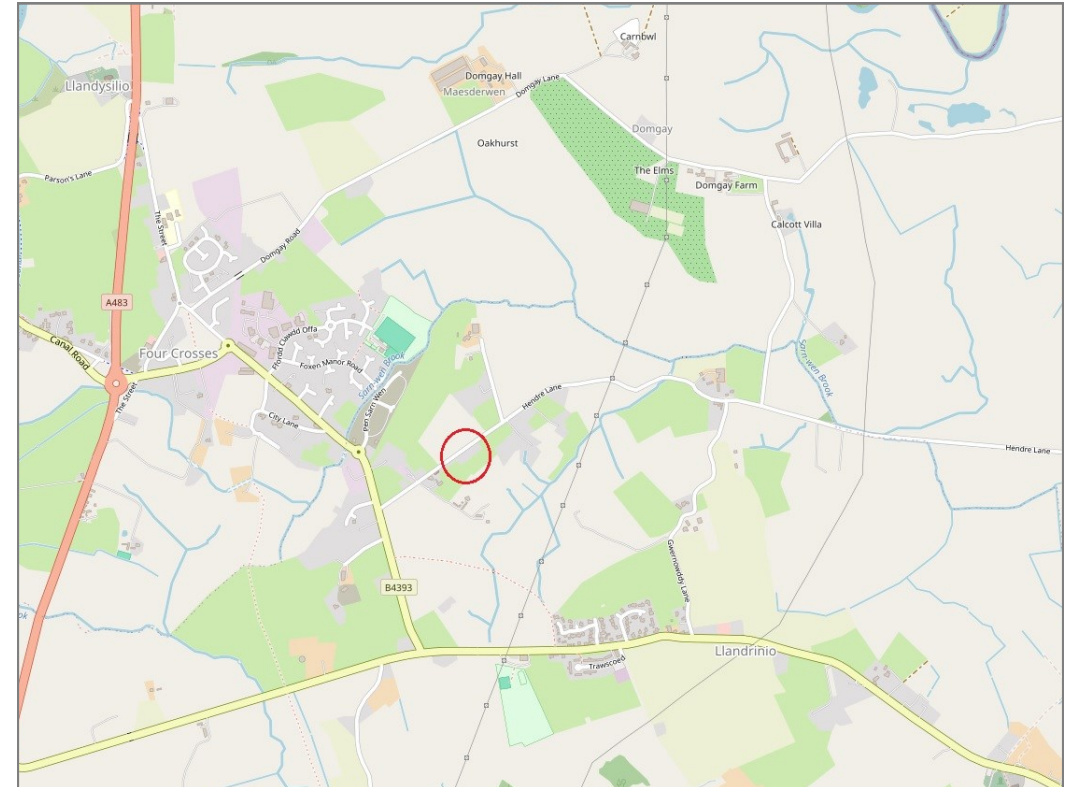
£549,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Powys Council
Council Tax	Band F
EPC Band	TBC
Services	Mains water, electricity and drainage are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

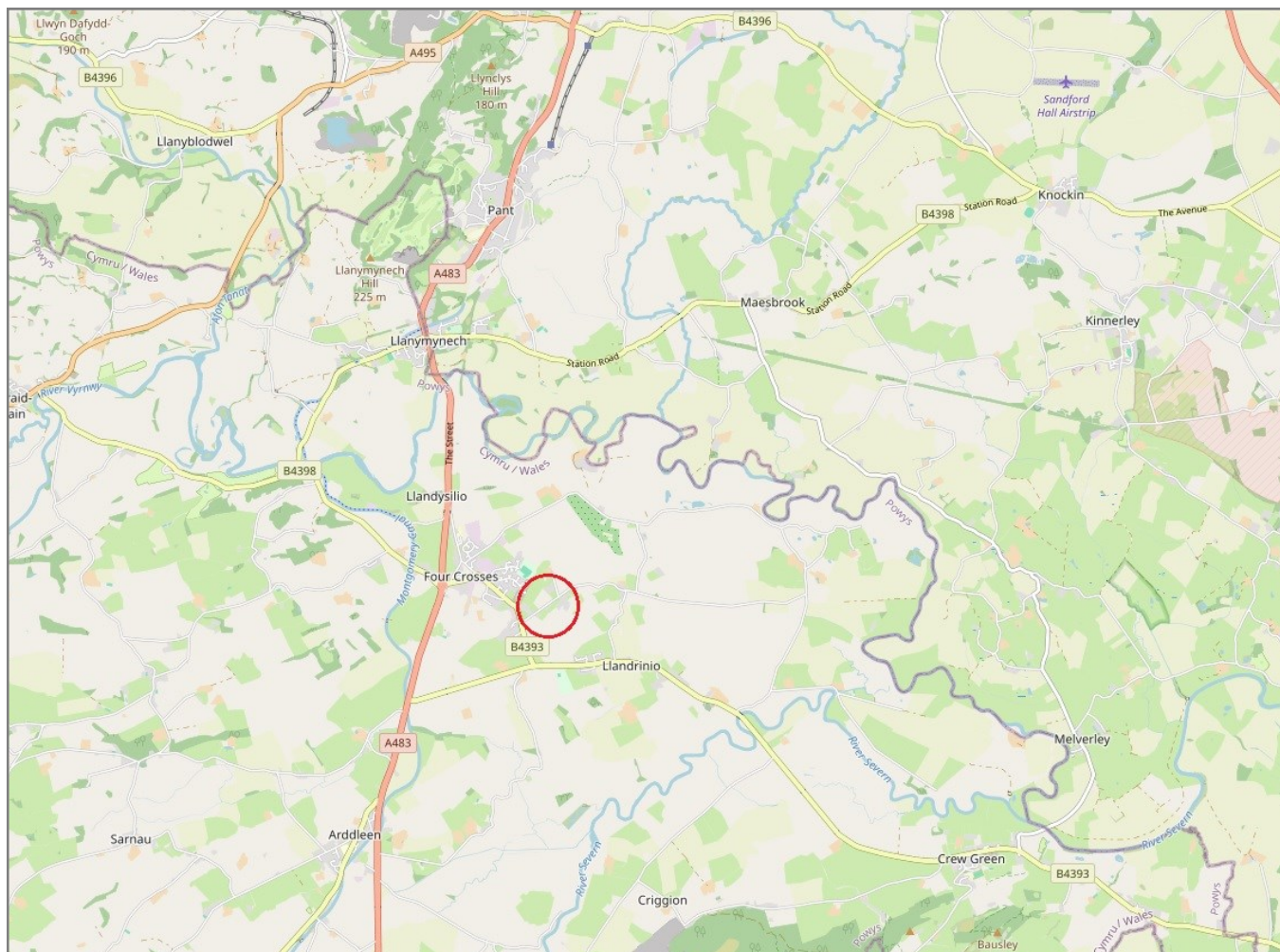
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Leylands, Rhos Common, Llanymynech, SY22 6RN

Coopergreenpooks.co.uk

£549,950 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.