



SAMUEL WOOD

25 Heritage Way, Llanymynech, Powys, SY22 6LL
Offers In The Region Of £290,000



25 Heritage Way

Llanymynech, Powys, SY22 6LL



- Stylish and Spacious Property in a Desirable Area
- Attractive Facade with Driveway & Garden
- Cosy Front-Facing Living Room
- Modern Kitchen with Utility Room
- Three Bedrooms & Family Bathroom
- Lovely Patio & Garden, Perfect for Socialising
- Reception Hall with Guest Room & WC.
- Dining Room leading to a Conservatory
- Integral Garage for added convenience
- EPC Rating C

****Stunning Family Home on Heritage Way: A Must-See Property!**** Welcome to Heritage Way, where your dream home awaits. This stylish and well-presented property offers an abundance of space and charm, perfectly positioned within a sought-after residential area. Conveniently located within driving distance of both Oswestry and Shrewsbury, this home promises the perfect blend of suburban tranquility and accessibility to city amenities. Don't miss the opportunity to make this exceptional house your home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer.

As you approach the property, you will be immediately impressed by its attractive double-fronted façade and the convenience of a private driveway. The well-maintained front garden adds to the property's curb appeal, creating an inviting first impression.

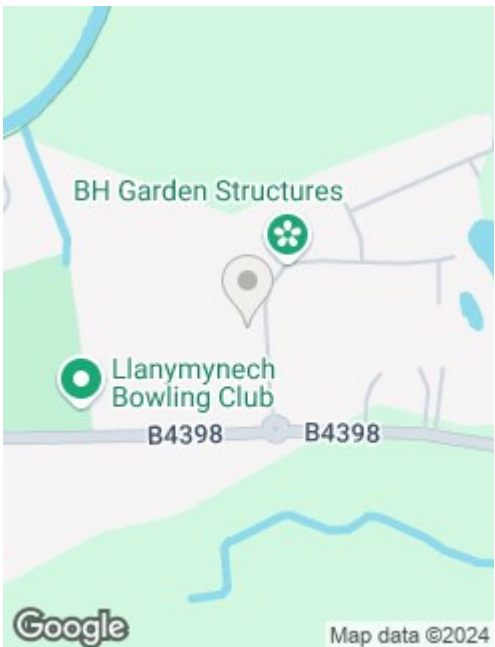
Step inside to the reception hall, which sets the tone for the rest of this lovely home. On the ground floor, you'll find a versatile guest room, ideal for visitors or as a home office and a convenient WC. The front-facing living room is both spacious and cosy, perfect for family gatherings and relaxing evenings. Adjacent to the living room, the separate dining room offers a more formal space for meals and entertaining, seamlessly flowing into the impressive conservatory. This light-filled conservatory provides a panoramic view of the garden, making it a serene spot for morning coffee or evening relaxation. The well-appointed kitchen is a chef's delight, featuring modern appliances and ample counter space, an adjoining utility room adds to the home's functionality. From the utility room, there is direct access to the integral garage, offering additional convenience and security.

Ascend the reception staircase to the first-floor landing, which serves four beautifully decorated bedrooms and the family bathroom. The master bedroom is a true retreat, boasting a refitted en suite shower room that adds a touch of luxury to your daily routine. Each of the additional bedrooms is spacious and well-lit, providing comfortable accommodations for family members or guests.

The property continues to impress outside with a lovely patio area and seating space, perfect for socialising and alfresco dining. The garden is thoughtfully landscaped, providing a private and serene outdoor haven for relaxation and entertainment.







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 left onto Station Road and continue along until Heritage Way can be seen on the left hand side. Turn into the development and follow the road around where the property will be seen on the left hand side.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Up to 1000 Mbps

Flood Risk: No Risk

Tenure: We understand the tenure is Freehold.

Local Authority: Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
01597 826000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor
 Floor area 64.4 m² (693 sq.ft.)

First Floor
 Floor area 45.8 m² (493 sq.ft.)

TOTAL: 110.2 m² (1,186 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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