

BOWEN

PROPERTY SINCE 1862



Offers in the region of £175,000

15 Tanyfoel Drive, Llanymynech,
Powys, SY22 6EY

🏠 3 Bedrooms

🚿 1 Bathroom

15 Tanyfoel Drive, Llanymynech, Powys, SY22 6EY



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

General Remarks

A well positioned three bedroom end of terrace property situated in an established residential location in the popular border village of Llanymynech. The property benefits from an open plan Kitchen/Dining Room, Lounge and Cloakroom on the ground floor, together with 3 spacious bedrooms and bathroom on the first floor. Externally, there are private gardens to the front, rear and side together with direct access onto the rear parking area. The property also benefits from oil fired central heating and uPVC double glazing throughout.

Location: The property is situated within the popular village of Llanymynech, within walking distance of all local amenities including public houses, shop/post office and Primary Schools. The surrounding area is noted for its natural beauty with the Montgomery branch of the Shropshire Union Canal and the River Vyrnwy running through the village, together with a Nature Reserve and Heritage Area. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Main line train stations can be found at Gobowen and Welshpool providing regular links to Wrexham, Chester, Shrewsbury, Birmingham and Cardiff.

Accommodation

The property is constructed of brick under a pitched tiled roof. A uVPC door leads into the:

Hallway: With stairs to first floor, radiator, large storage cupboard.

Cloakroom: With low level WC, corner wash hand basin with tiled splashback.

Lounge: 11' 0" x 11' 8" (3.36m x 3.56m) Full length uPVC window overlooking front elevation, Radiator, TV point.

Kitchen/Dining Room: 17' 7" x 11' 9" (5.37m x 3.58m max.) Fitted kitchen with matching base and eye level wall cupboards, worktop over with tiled

surround. Integrated electric oven/grill, four ring induction hob with extractor hood over, stainless steel sink and drainer. uPVC fully glazed door and side windows overlooking rear garden, radiator and further cupboard housing oil fired boiler. Stairs off Hallway to:

First Floor Landing: With access to roof space, airing cupboard housing hot water cylinder with immersion heater and slatted shelves.

Bedroom 1: 14' 9" x 8' 11" (4.49m x 2.71m)
Fitted wardrobes with storage above, radiator.

Bedroom 2: 11' 5" x 10' 10" (3.49m x 3.31m)
Radiator.

Bedroom 3: 9' 2" x 8' 6" (2.80m x 2.60m)
Radiator, fitted cupboard.

Bathroom: 6' 7" x 5' 7" (2.00m x 1.70m) Suite comprising panel bath with electric shower above and tiled surround, pedestal wash hand basin, low level flush WC, radiator and extractor fan.

Gardens: To the front of the property is a good sized lawned garden. The rear garden leads



directly off the kitchen, with a good sized patio leading onto a lawned garden which extends down the side of the property itself. There are two brick built storage sheds together with a separate timber garden shed.

Parking Area: A gate from the garden leads out to the communal parking area.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Council Tax: Council Tax Band 'B'

Local Authority: Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 827460

EPC: EPC Rating 70(C)

Directions: From Oswestry take the A483 towards Welshpool. Proceed through the village of Pant and into Llanymynech. Take the right turn at the crossroads before taking the 2nd turn left onto Tan-Y-Foel Drive where the property will be found on the left hand side.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.