



BOWEN

PROPERTY SINCE 1862

Offers in the region of £295,000

5 Bedrooms 2 Bathrooms

Cae Nant, North Road, Llanymynech,
Powys, SY22 6EZ

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General Remarks

A substantial Victorian property situated adjacent to the Montgomery Canal which has been the subject of an extensive scheme of refurbishment works. The living accommodation offers flexibility for use as either a four or five or six bedroom property with the potential for either the Studio or Music Room or both providing an option for a fifth/sixth bedroom if required.

The accommodation could also be tailored for multi-generational living or holiday let opportunities and provides useful workshop/storage rooms on the lower ground floor.

Externally there is a canal side terrace with gated access both onto the tow path and also into the Llanymynech Village Car Park. The accommodation is warmed by a modern oil fired boiler and internal inspection is essential in order to fully appreciate this rare addition to the sales market.

Location: The property is situated in the popular village of Llanymynech adjacent to the Montgomery Canal and within walking distance of all local



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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.

amenities including public houses and a shop/post office. The surrounding area is noted for its natural beauty and the property is also well placed for accessing the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Gobowen and Welshpool train stations providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

A part glazed door at the side of the property leads into:

Hall: 12' 4" x 7' 5" (3.76m x 2.25m) Wood flooring, door off to Utility, Store Rooms and Workshop with separate door off to:

Studio/Office: 14' 0" x 10' 7" (4.27m x 3.23m)
Currently used as Music production studio but could also be utilised as an additional bedroom or home office if required.

Steps from Hall lead up to stairwell: With stairs to first floor landing and doors off to:

Kitchen/Dining Room: 22' 3" x 9' 7" widening to 13' 7" (6.78m x 2.91m widening to 4.15m) Modern range of fitted base/eye level wall units with worktops over and inset Belfast sink. Space for range cooker with extractor hood over, integrated fridge, freezer and dishwasher. Wood flooring, vertical radiator, Log Burner in Dining Area and door to the front of the property.

Hall: 6' 8" x 6' 5" (2.03m x 1.96m) With Victoria Minton floor tiles and doors off to:

Music Room/Lounge: 15' 5" x 11' 9" (4.69m x 3.59m) max - includes Porch Multi purpose room which could form an additional bedroom or be converted to be used as part of annexed or Holiday Let accommodation. Currently includes a radiator with door to porch and onward door to front of property.

Master Bedroom: 21' 4" x 12' 4" (6.50m x 3.75m) max - includes En Suite Wood flooring, two radiators, glazed doors to separate access steps from rear courtyard and sliding door to:

En Suite: 6' 2" x 5' 8" (1.88m x 1.72m) Large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and low level flush w.c. Tiled floor, tiled walls and extractor fan.

Stairs to half landing: With door into:

Lounge: 22' 3" x 12' 3" (6.78m x 3.73m) Wood flooring, radiator and views onto Canal.

Stairs continue to First Floor Landing: With access to loft space and doors off to:

Bedroom 2: 14' 6" x 12' 0" (4.42m x 3.65m) Radiator.

Bedroom 3: 12' 3" x 11' 4" (3.73m x 3.46m) Radiator.

Bedroom 4: 10' 4" x 9' 11" (3.16m x 3.03m) max Radiator, fitted wardrobe and views onto Canal.

Shower Room: 10' 0" x 7' 11" (3.04m x 2.41m) Suite comprising shower cubicle with rainfall shower, pedestal wash hand basin and Flory









smart w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Accessed off Hall on the ground floor are the following:

Utility: 12' 8" x 10' 9" (3.87m x 3.27m) plus 11'9" x 5'0" (3.58m x 1.53m) Space/plumbing for washing machine and tumble dryer, door to rear gardens and internal doors off to:

Store Room: 9' 11" x 7' 1" (3.01m x 2.15m)

Workshop: 14' 6" x 11' 11" (4.43m x 3.64m)

Boiler Room: 9' 7" x 8' 9" (2.91m x 2.66m) 3 year old Worcester oil fired boiler.

Outside: The property includes a gated gravelled terrace to the side and a courtyard to the rear which overlooks the Montgomery Canal. There is gated access onto the canal and also an additional gate providing access to the Village Car Park at the rear. The adjacent property Stable Mews has a pedestrian right of way

through the courtyard to access their own property.

EPC Rating: EPC Rating - T.B.C.

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

Services: We are informed that the property has mains electricity, water and drainage connections. There is a private oil fired central heating system.

Council Tax Band: Council Tax Band - 'E'.

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

Directions: From Oswestry take the A483 towards Welshpool. Continue for 5 miles, once in the village of Llanymynech, the property will be found on the right hand side. The Village Car Park can be found by turning right at the next cross roads, then right again after passing the Dolphin public house.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Total area: approx. 235.2 sq. metres (2531.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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