

**BOWEN**

PROPERTY SINCE 1862



Offers in the region of £134,995

Belle Vue, North Road, Llanymynech, SY22 6EA

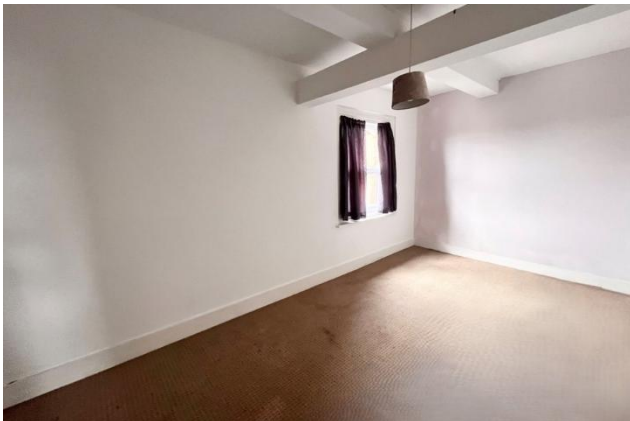
 3 Bedrooms

 1 Bathroom

 Investment Opportunity

## Belle Vue, North Road, Llanymynech, SY22 6EA

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### General Remarks

A rare opportunity to purchase a three bedroom residential investment property situated within the popular border village of Llanymynech. The property is currently let on an Assured Shorthold Tenancy with a gross rent of £8,340 per annum. The accommodation briefly comprises: Open Plan Kitchen/Living Area, Cellar, Three Bedrooms, Bathroom and Attic Room. The property also benefits from a courtyard to the rear and uPVC double glazing.

**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

**Open Plan Kitchen/Living Room:** Entrance door opens into the Open Plan Kitchen/Living Room.

**Living Area:** 13' 1" x 9' 3" (4m x 2.83m) Wood effect flooring, telephone point, bay window to the front aspect.

**Kitchen Area:** 10' 10" x 7' 4" (3.31m x 2.23m) A range of matching base, wall and drawer units with worktop surface over. Stainless steel sink and drainer, space for electric cooker and space and plumbing for a washing machine. A stove with a back boiler provides the heating and hot water. uPVC door to the rear courtyard.

**Cellar:** Steps down to cellar.

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**Stairs and Landing to First Floor:** Radiator and window to rear aspect.

**Bedroom One:** 16' 2" x 8' 3" (4.92m x 2.51m)  
Radiator, bay window to the front aspect.

**Bathroom:** 11' 8" x 8' 4" (3.56m x 2.55m) Partly tiled walls, 2x low level flush WCs, 2x vanity sink units, 2x shower cubicles. Heated towel rail, spotlights to the ceiling. Storage cupboard housing the hot water cylinder with shelving.

**Stairs and Landing to Second Floor:** Window to the rear aspect. Steps to the Attic Room.

**Bedroom Two:** 16' 0" x 8' 6" (4.87m x 2.58m)  
Radiator, window to the front aspect.

**Bedroom Three:** 11' 7" x 8' 11" (3.53m x 2.71m)  
Radiator, window to the rear aspect.

**Attic Room:** 15' 6" x 14' 8" (4.73m x 4.46m)  
Velux window and carpet flooring. Ceilings either side with limited headroom.

**Courtyard:** The property benefits from a private courtyard to the rear. The property has a right of way access across the neighbouring garden leading to an alleyway back onto the main road.



**Tenure:** We are informed that the property is Freehold, subject to the tenancy currently in place. The property is currently let under an Assured Shorthold Tenancy with the passing rent being £695 PCM. For further information please contact the selling agents.

**EPC:** EPC Rating 40|E

**Council Tax:** Council Tax Band 'B'

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**Directions:** From Oswestry take the A483 towards Welshpool. Proceed through the village of Pant and into Llanymynech where the property will be located on the left hand side before the crossroads.



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.