



Roger  
Parry  
& Partners

26 Heritage Way, Llanymynech, SY22 6LN





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Offers In The Region Of £280,000

A well presented and extended detached family home located on the edge Llanymynech. The property has gas central heating, uPVC double glazing, off road parking, garage and private rear gardens. The property occupies a convenient location within easy walking distance of local amenities and is well positioned for the local market towns of Shrewsbury, Oswestry and Welshpool. In brief the accommodation affords Entrance hall, living room, dining room, kitchen and cloakroom. to the first floor are three bedrooms the principle room being ensuite, and family bathroom.



**LOCATION**

Llanymynech offers a variety of amenities which include the Village Hall, Public Houses, Church, Heritage Centre, Golf Club, Village Shop/Post Office and a Primary School. There is good access to the A483 for connections to Welshpool, Oswestry, Wrexham and Shrewsbury.

**ENTRANCE**

Through uPVC front door, wood effect flooring, light and door into;

**LIVING ROOM**

Spacious room with uPVC double glazed window to the front, radiator, TV point, stairs to first floor and doors off too;

**DINING ROOM**

With Bi-fold doors, wood effect flooring, uPVC double doors into the rear garden, sky light, spot lighting, and radiator.

**KITCHEN**

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer. Integrated appliances to include; fridge/freezer, dishwasher, oven and four ring gas hob with extractor hood over. Part tiled walls, wood effect flooring, uPVC window to the rear overlooking the garden, spot lighting, Built in storage cupboard, uPVC door to the side and door into;

**CLOAKROOM**

White suite comprising low level WC and wash hand basin. Wood effect flooring, ceiling light and heated towel rail.

**UTILITY**

Accessed from the side of the property and formally part of the garage. Fitted base units with work surfaces over and void for appliances.

**FIRST FLOOR****LANDING**

With built in airing cupboard, ceiling light and doors off too;

**BEDROOM ONE**

Double room with uPVC window overlooking the rear garden, ceiling light, radiator and TV point. Door into;

**ENSUITE**

Modern suite with walk-in shower, low level WC and wash hand basin. Part tiled walls, radiator, ceiling light and window to the rear.

**BEDROOM TWO**

Double room with uPVC window to the front, ceiling light and radiator.

**BEDROOM THREE**

Double room with uPVC window to the front, ceiling light and radiator.

**BATHROOM**

White suite comprising panelled bath, wash hand basin and low level WC. UPVC window to the front, heated towel rail, part tiled walls and tiled flooring.

**EXTERNAL****GARAGE**

This has been made for storage, as part of the garage has been sectioned off for the utility room. With up and over door to the front, pedestrian door to the side, power and lighting.

**FRONT**

To the front of the property there is a driveway for parking two vehicles. Small area laid to lawn with hedge boundary and pathway for access to the front. Gated access leading to the side and rear.

**REAR**

Rear enclosed garden with an area laid to lawn, raised decking area perfect for evening entertainment, and summer house.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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## Floor Plan (not to scale - for identification purposes only)



**Approximate total area<sup>(1)</sup>**  
971.55 ft<sup>2</sup>  
90.26 m<sup>2</sup>

**Balconies and terraces**  
289.44 ft<sup>2</sup>  
26.89 m<sup>2</sup>

**Reduced headroom**  
5.17 ft<sup>2</sup>  
0.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Local Authority:** Shropshire

**Council Tax Band:** C

**EPC Rating:** To be confirmed

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

#### 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 right hand side.

#### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.