



Roger
Parry
& Partners

21, Parc Llwyfen, Llanymynech, SY22 6FD



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This modern well presented 4 bedroom executive detached house has 3 receptions, kitchen/dining room, utility, cloakroom, family bathroom and a double garage. Situated in a popular location within easy reach of Welshpool, Oswestry, Shrewsbury and beyond.



ENTRANCE PORCH

Composite front door to:

ENTRANCE HALLWAY

Wood effect flooring, radiator and staircase to the first floor with cupboard under.

SNUG/OFFICE

9'08" x 8'11" (2.95m x 2.72m)

Radiator and uPVC double glazed window to the front aspect.

SITTING ROOM

11'11" x 17' (3.63m x 5.18m)

Dual aspect with uPVC double glazed windows to the front and side aspect, 2 radiators and feature fireplace with inset log burner and tiled hearth.

KITCHEN/DINING ROOM

11'11" x 28' (3.63m x 8.53m)

KITCHEN AREA

Fitted with a range of modern base cupboards and drawers with work surfaces over, matching eye level cupboards, wine rack, integrated appliances to include, fridge and freezer, dishwasher, double oven with cupboards above and below and electric hob with stainless steel splashback and extractor hood. Stainless steel sink with mixer tap under a uPVC double glazed window overlooking the rear garden, breakfast bar, wood effect flooring and opening to:

DINING AREA

With uPVC double glazed window and bifold doors opening to the garden, 2 radiators and wood effect flooring.

RECEPTION ROOM

8'04" x 9'02" (2.54m x 2.79m)

Radiator, wood effect flooring uPVC double glazed French doors to the gardens and door to:

UTILITY ROOM

4'03" x 6'02" (1.30m x 1.88m)

Base cupboard with work surfaces over, stainless steel sink with mixer tap, plumbing and space for washing machine, wood effect flooring, uPVC double glazed window to the rear gardens, doors to garage and:

CLOAKROOM

Modern white suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard below, radiator, wood effect flooring and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

Hatch to loft, radiator, uPVC double glazed window to the front aspect, airing cupboard with tank and further built in cupboard. The loft has a pull down ladder, light and is boarded.

BEDROOM ONE

14'04" x 16'02" (4.37m x 4.93m)

A lovely bright and spacious room with 2 double mirror fronted wardrobes to one wall, 2 radiators, double glazed Velux window and a uPVC double glazed window to the front aspect. Door to:

EN SUITE SHOWER ROOM

Modern white suite comprising low level W.C., wall mounted wash hand basin with mixer tap, walk in shower cubicle, heated towel rail, tiled floor, shaver socket and a uPVC double glazed window to the rear aspect.

BEDROOM TWO

12'02" x 12'07" (3.71m x 3.84m)

Radiator and a uPVC double glazed window to the front aspect. Door to:

JACK AND JILL SHOWER ROOM

9'03" x 4'10" (2.82m x 1.47m)

Modern white suite comprising low level W.C., wall mounted wash hand basin with mixer tap, fully tiled shower cubicle, part tiled walls, radiator, tiled floor, shaver socket, door to bedroom three and a uPVC double glazed window to the side aspect.

BEDROOM THREE

11'08" x 9'6" (3.56m x 2.90m)

Radiator and a uPVC double glazed window to the rear aspect.

BEDROOM FOUR

11'1" x 8'11" (3.38m x 2.72m)

Radiator and a uPVC double glazed window to the front aspect.

FAMILY BATHROOM

Modern white suite comprising bath with mixer tap and separate shower attachment and glazed screen, low level W.C., wall mounted wash hand basin with mixer tap, radiator, tiled floor and a uPVC double glazed window to the rear aspect.

OUTSIDE**FRONT**

Laid to gravel with path to the front door and fence to boundary.

REAR

A well maintained garden with patio entertainment area running the width of the property, laid to lawn with flower and shrub borders, decking area and area laid to slate. Garden shed. Outside tap and light. Path and gate to the front. Bounded by panel fencing.

DOUBLE GARAGE

19'08" max x 16'09" (5.99m max x 5.11m)

With up and over door, power and light. Wall mounted central heating boiler and composite door to the side.

DRIVEWAY

Providing off road parking for several cars.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage services are connected. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 18 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers-Very Low Risk

Flooding from the sea - Very Low Risk

Flooding from surface water and small watercourses - Very Low Risk

COUNCIL TAX BANDING

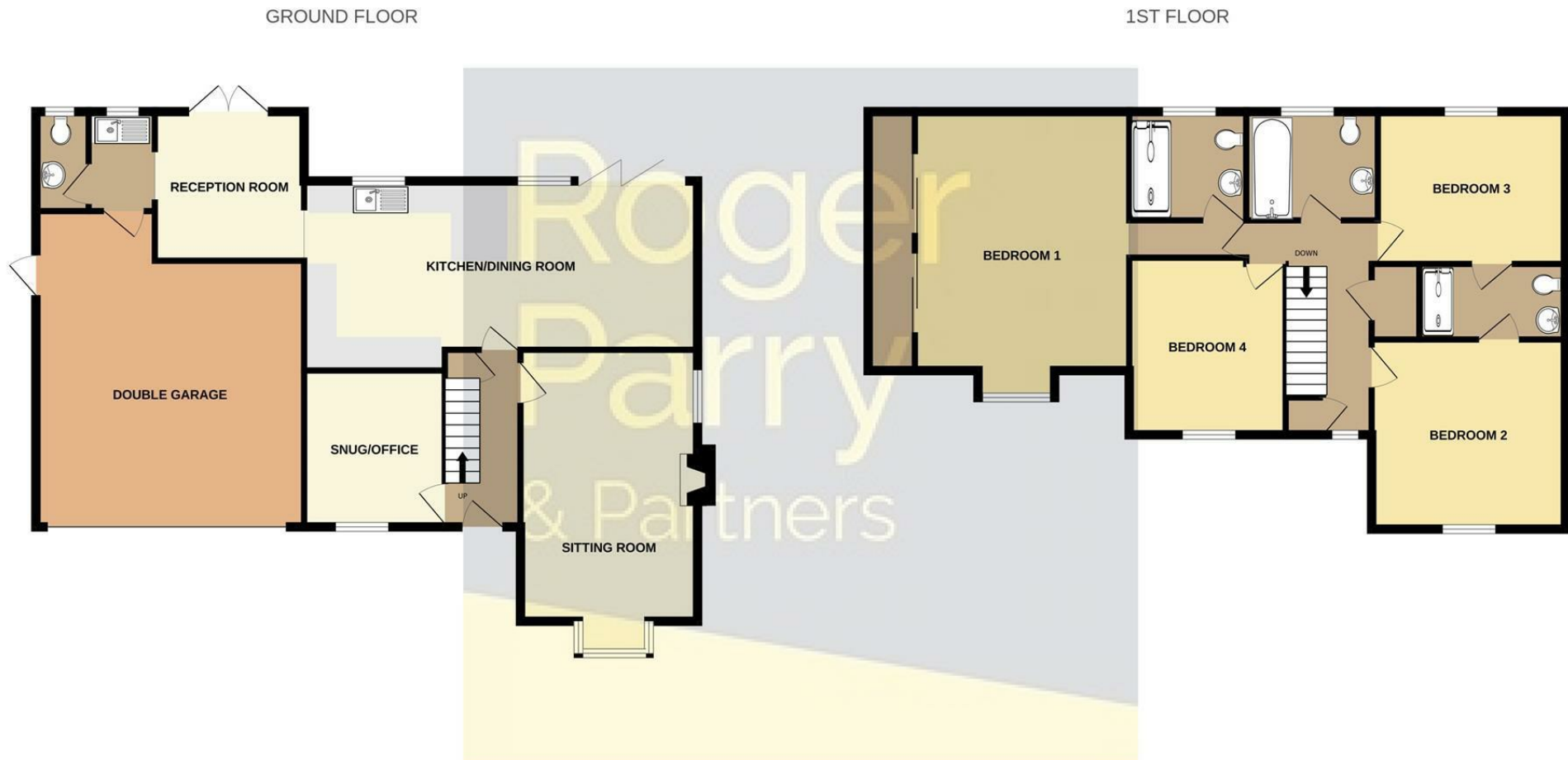
We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquires.

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.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Powys 1 (montgomeryshire)

Council Tax Band: G

EPC Rating: D

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:

Upon entering Llanymynech turn at the crossroads towards Llansantffraid, going past the Dolphin Public House. Take the fourth left turning into Parc Llwyfen, turn left and immediately right and the property will be visible on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.