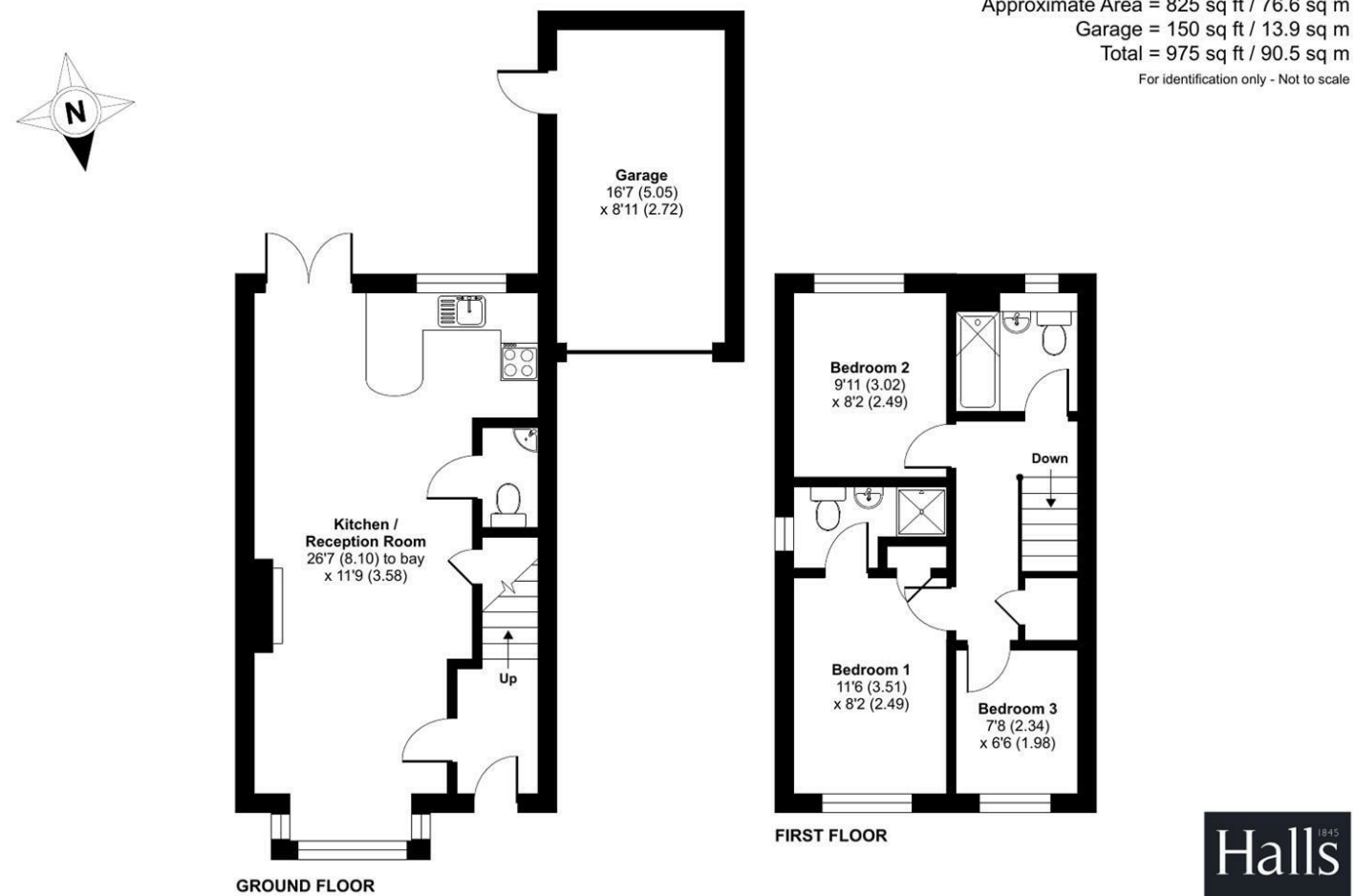


FOR SALE

42 Barley Meadows, Llanymynech, SY22 6JX



FOR SALE

Offers in the region of £285,000

42 Barley Meadows, Llanymynech, SY22 6JX

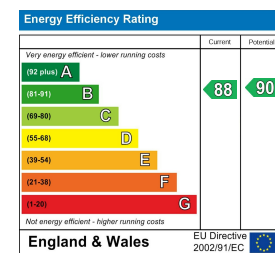
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1437987



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented three-bedroom detached home, offering superb open-plan living, a stylish modern fitted kitchen, generous driveway parking, garage and an attractive private rear garden,. All set within a highly sought-after modern village development in Llanymynech with excellent links to Oswestry, Welshpool and the A483.



01691 670320

Oswestry Sales  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry@hallsgb.com



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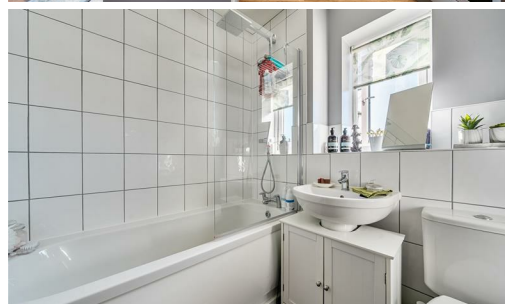
1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Beautifully presented three-bedroom detached home
- Popular modern development in the village of Llanymynech
- Stylish open-plan kitchen/living room
- Excellent links to Oswestry, Welshpool and the A483
- Driveway parking and garage
- Private enclosed rear garden with patio

#### DESCRIPTION

42 Barley Meadows is a beautifully presented three-bedroom detached home, forming part of this popular modern development within the well-served village of Llanymynech. Occupying an attractive plot with driveway parking, detached garage and a private rear garden, the property offers stylish, well-balanced accommodation ideal for modern family living.

The accommodation is entered via a welcoming hallway with staircase rising to the first floor together with a useful ground floor cloakroom/WC. The principal living space is an excellent open-plan kitchen/living room extending to over 26 feet in length, creating a superb sociable space for both everyday use and entertaining. The sitting area enjoys a pleasant front bay window with log burning stove, whilst the kitchen is fitted with a modern range of units, ample work surfaces and space for dining, with access towards the rear garden.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom ideal as a nursery, study or single bedroom. These are served by a contemporary family bathroom fitted with a modern white suite.

Externally, the property is approached over a generous driveway providing ample off-road parking and leading to the garage. The rear garden has been attractively landscaped with a paved seating terrace, lawn and timber garden store, all enclosed to provide a safe and private outdoor space.

Overall, this is an excellent opportunity to acquire a smart modern home in a highly regarded village location.

#### OUTSIDE

To the front, the property is approached over a tarmac driveway providing off-road parking and giving access to the garage. A neatly designed low-maintenance frontage with decorative slate chippings enhances the property's smart kerb appeal, whilst gated side access leads through to the rear.

The rear gardens are a particular feature, having been thoughtfully landscaped to create an excellent outdoor entertaining space. Immediately adjoining the property is a generous paved patio, ideal for seating and al fresco dining, beyond which lies a well-kept lawn bordered by fencing for a good degree of privacy. To the far end of the garden is a useful timber garden shed/store, with the overall plot enjoying a pleasant open feel enhanced by the mature trees beyond.

#### SITUATION

42 Barley Meadows occupies a pleasant position within this sought-after modern development in the popular village of Llanymynech, a well-served border village between Oswestry and Welshpool. The village offers a range of everyday amenities including a primary school, village shop, public houses and excellent countryside walks, including Llanymynech Rocks and the canal towpaths.

The nearby market town of Oswestry provides a more comprehensive range of shopping, leisure and educational facilities, whilst the A483 and A5 offer convenient links towards Shrewsbury, Chester and the wider Midlands, making this an excellent location for both families and commuters.

#### DIRECTIONS

From our offices at 20 Church Street, Oswestry, proceed out of town heading south on the A483 towards Welshpool. Continue through Pant and into Llanymynech, passing through the village centre. After crossing the canal bridge, turn left into Barley Meadows. Follow the road into the development, bearing round where the road naturally continues, and the property will be found on the right-hand side.

#### W3W

///beeline.bolsters.heartless

#### SCHOOLING

The property is well placed for a good selection of schooling in the surrounding area. Within Llanymynech and the immediate surrounding villages are well-regarded primary options including Carreghofa C.P. School and Bryn Offa CofE Primary School, both within easy reach. Secondary education is available at The Marches School in Oswestry, whilst a range of independent schooling is also available locally, including Oswestry School and Moreton Hall.

#### SERVICES

We understand that the property benefits from mains water, electricity and drainage. The heating is supplied via an oil fired central heating system.

#### LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

#### COUNCIL TAX

Council Tax Band C

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

#### ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.