

# BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £175,000

43 Cae Haidd, Llanymynech, Powys, SY22 6FA

🏠 2 Bedrooms

🚿 1 Bathroom

## 43 Cae Haidd, Llanymynech, Powys, SY22 6FA



### Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A well positioned, two bedroom end terrace property situated at the end of a cul-de-sac close to the centre of the popular village of Llanymynech. Having far reaching countryside views to the front, a private enclosed rear garden and driveway parking. The property is warmed by gas fired central heating and has uPVC double glazing throughout. The property includes a S106 agreement and occupation is for qualifying purchasers with a connection to the community. The community is quite wide ranging and includes the adjoining communities (based on electoral ward boundaries) of Llandysilio, Llansantffraid, Llanyblodwel (Shropshire), Llanymynech (Shropshire) and Kinnerley (Shropshire). Further details are contained the brochure.

**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

Covered porch with part glazed uPVC door into:

**Hall:** Entrance barrier matting, laminate flooring, radiator, telephone point, thermostat, stairs to first floor landing and doors off to:

**Kitchen:** 9' 0" x 8' 3" (2.75m x 2.51m) Fitted with a range of base units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with hob and extractor hood over. Space/plumbing for a washing machine and fridge freezer. Tiled floor, part tiled walls and radiator.

**Living/Dining Room:** 14' 3" x 13' 5" (4.34m x 4.10m) With a wall mounted electric fire, radiator, TV/telephone points, understairs cupboard and sliding glazed door to the rear garden.

**Stairs to First Floor Landing:** With airing cupboard housing Vaillant gas fired boiler, access to loft space and doors off to:

**Bedroom 1:** 14' 3" x 9' 1" (4.35m x 2.78m) Having an overstairs storage platform, radiator and views of countryside to the front.

**Bedroom 2:** 13' 5" x 7' 9" (4.09m x 2.37m max.) Fitted wardrobe and radiator.

**Bathroom:** 6' 2" x 5' 6" (1.88m x 1.68m) Suite comprising panel bath with rainfall shower over, pedestal wash hand basin and low level flush





WC. Tiled floor, part tiled walls, heated towel rail and extractor fan.

**Outside:** The enclosed rear gardens are mainly laid to lawn with paved patio and raised planting beds and timber shed. There is access via a timber gate along the side of the property to the front garden which is laid to lawn, with an inset tree and path leading to the driveway providing ample parking.

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

**Services:** The property is connected to mains electricity, water and drainage. There is a private gas supply via Avanti Gas for the Cae Haidd development for which residents are billed individually on usage.

**Council Tax Band:** Council Tax Band 'C'.

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

**EPC Rating:** EPC Rating: 74 (C)

**Directions:** From Oswestry take the A483 towards Welshpool. Proceed through the village of Pant and into Llanymynech. Take the right turn at the crossroads before taking the 3rd left into Cae Haidd. Follow the road ahead to the

end of the cul-de-sac and the property will be located on the left hand side.

**Section 106 Information:** The property is available to purchase by persons who satisfy the occupation criteria which are as follows:

They have lived in the community for a minimum of 3 years **OR**

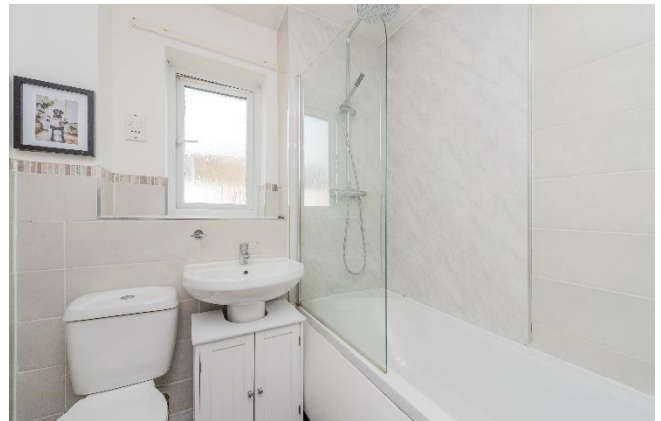
They were born and brought up in the community and intend to return or have recently returned to the community **OR**

They are in full time employment within the community or are coming into the community to take up full time employment **OR**

They are coming into the community or wish to move into the community in order to look after an infirm or elderly close relative who is resident in the community **OR**

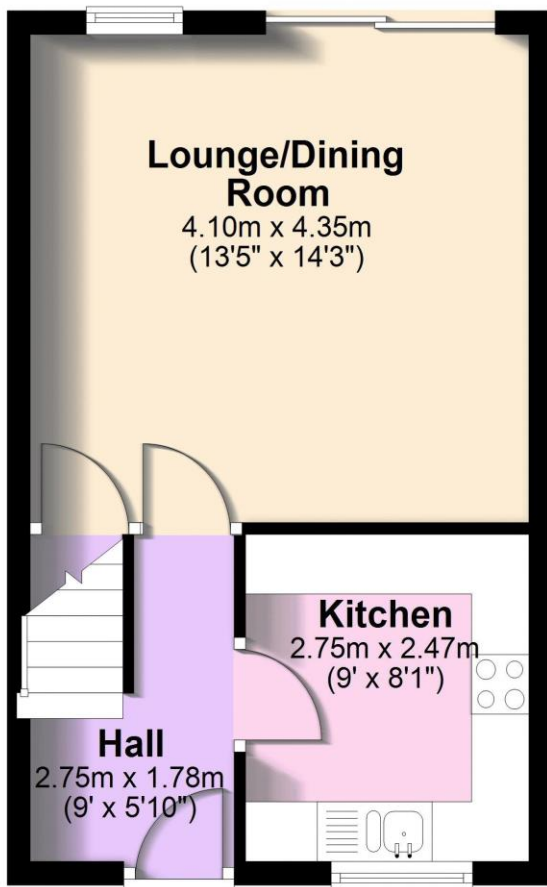
They have previously lived and worked in the community for a period or periods of not less than three years and wish to return **AND** they do not own or mortgage a dwelling.

**Community Definition:** The community means the area of the adjoining communities (based on electoral ward boundaries) of Llandysilio, Llansantffraid, Llanyblodwel (Shropshire), Llanymynech (Shropshire) and Kinnerley (Shropshire).



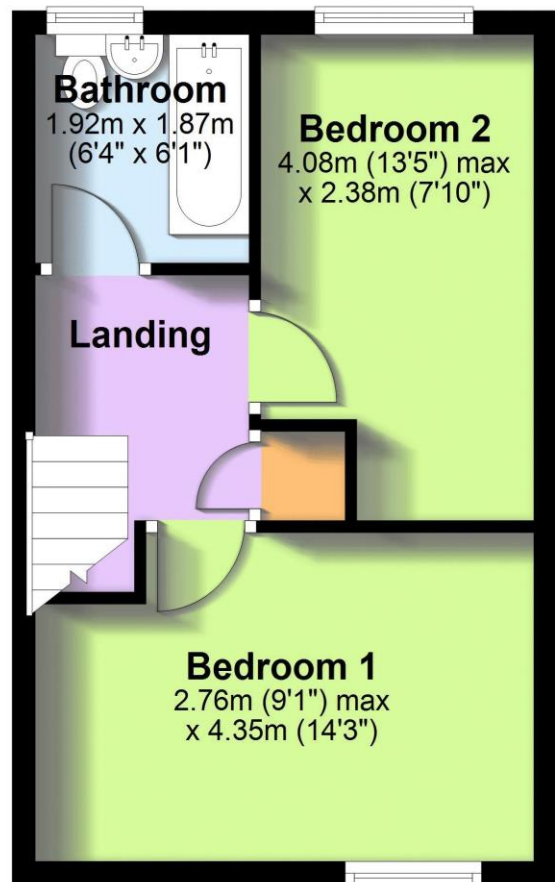
## Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



## First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



**Total area: approx. 60.4 sq. metres (650.2 sq. feet)**

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

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.