



Roger  
Parry  
& Partners

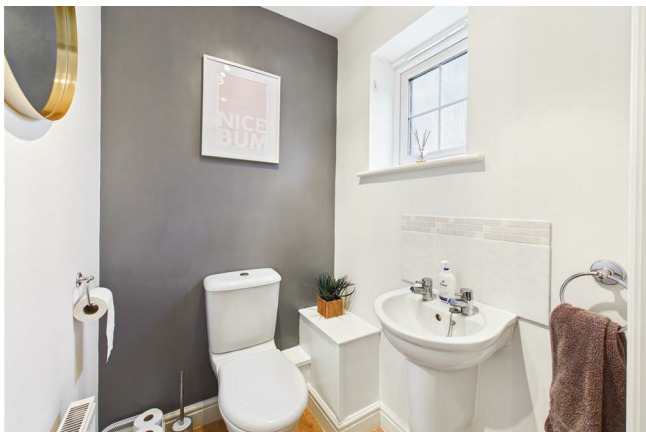
4, Parc Llwyfen Llanymynech, SY22 6FD



4, Parc Llwyfen, Llanymynech, SY22 6FD  
Offers In The Region of £395,000

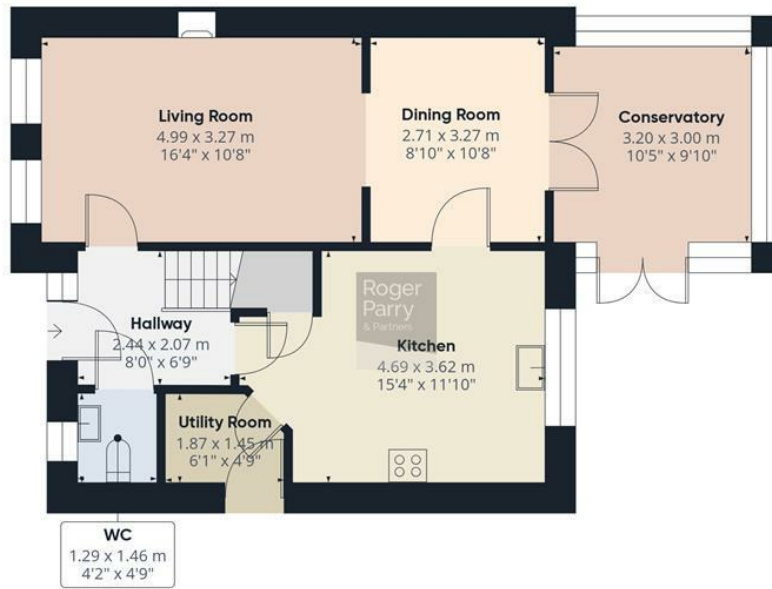
Located in the scenic village of Llanymynech, this delightful home offers approximately 124 square metres of total living space. Well maintained and designed for comfort, the property boasts practical and flexible living spaces. The ground floor offers a warm and inviting living room complete with a charming fireplace, a fully equipped kitchen, dining room, a conservatory for relaxation and a handy cloakroom.

The first floor features four impressive bedrooms which include two double bedrooms, one of which includes an ensuite, two single bedrooms and bathroom. Besides offering ample indoor living space, the property also comes with a parking for two vehicles and a single garage. With its perfect balance of accessibility and tranquil surroundings, this home is ideal for those seeking a peaceful yet convenient lifestyle.





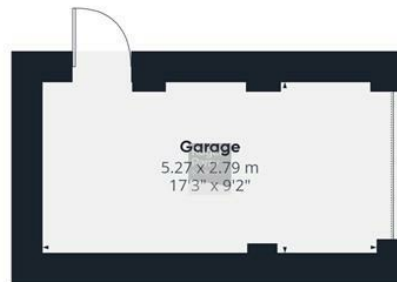
## Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

124.9 m<sup>2</sup>  
1344 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**HALLWAY**

8'0" x 6'9" (2.44 x 2.07)

Through uPVC front door, uPVC double glazed window, carpet flooring, ceiling light, stairs to the first floor and door into;

**CLOAKROOM**

4'2" x 4'9" (1.29 x 1.46)

with low level flush WC, wash basin with tiled splash, radiator, wooden style flooring, ceiling light, uPVC double glazed window to the front.

**LIVING ROOM**

16'4" x 10'8" (4.99 x 3.27)

Spacious room with uPVC double glazed window to the front, carpeted floor, radiator, fireplace with log burner, TV point, and open access too;

**DINING ROOM**

8'10" x 10'8" (2.71 x 3.27)

Carpet floor, radiator, three light pendant to ceiling with uPVC double glazed doors to;

**CONSERVATORY**

10'5" x 9'10" (3.20 x 3.00)

wooden style flooring, lighting, uPVC double glazed conservatory and doors to the garden.

**KITCHEN**

15'4" x 11'10" (4.69 x 3.62)

Fitted to a modern standard, having an extensive range of base units with wooden style worksurfaces over and tiled splashbacks, sink unit with mixer taps, integrated dishwasher and fridge freezer, cooker, gas fired hob and extractor hood over. Extensive range of matching eye-level wall cupboards. Wooden style flooring, radiator, integrated spot lights in ceiling and access to storage cupboard and door leading to;

**UTILITY ROOM**

6'1" x 4'9" (1.87 x 1.45)

tiled floor, door leading to the side of the property, boiler, laminated wooden worktop with room for appliances below.

**FIRST FLOOR****LANDING**

5'3" x 9'3" (1.61 x 2.84)

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

**BEDROOM ONE**

11'0" x 10'10" (3.36 x 3.31)

Double room with uPVC window to the front, storage cupboard, ceiling light, radiator and TV point. Door into;

**EN-SUITE**

3'11" x 7'8" (1.20 x 2.34)

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

**BEDROOM TWO**

11'0" x 9'11" (3.37 x 3.04)

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

**BEDROOM THREE**

7'6" x 9'3" (2.29 x 2.82)

with uPVC window to the rear, storage cupboard, ceiling light and radiator.

**BEDROOM FOUR**

8'0" x 7'8" (2.45 x 2.36)

with uPVC window to the rear, storage cupboard, ceiling light and radiator.

**BATHROOM**

6'10" x 5'5" (2.09 x 1.66)

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

**GARAGE**

17'3" x 9'1" (5.27 x 2.79)

Single detached garage to the rear of the property.

**GARDEN**

There is access from the front of the property to rear through a pedestrian gate on the side. The garden features a paved path and patio and lawned garden including planted borders containing a variety of flowers and shrubs and gated access to garage and parking area.

**General Notes****TENURE**

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

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### SERVICES

We are advised that mains electric, water and drainage. LPG gas central heating. We understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 1800 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

### COUNCIL TAX BANDING

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

### 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** C

**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.

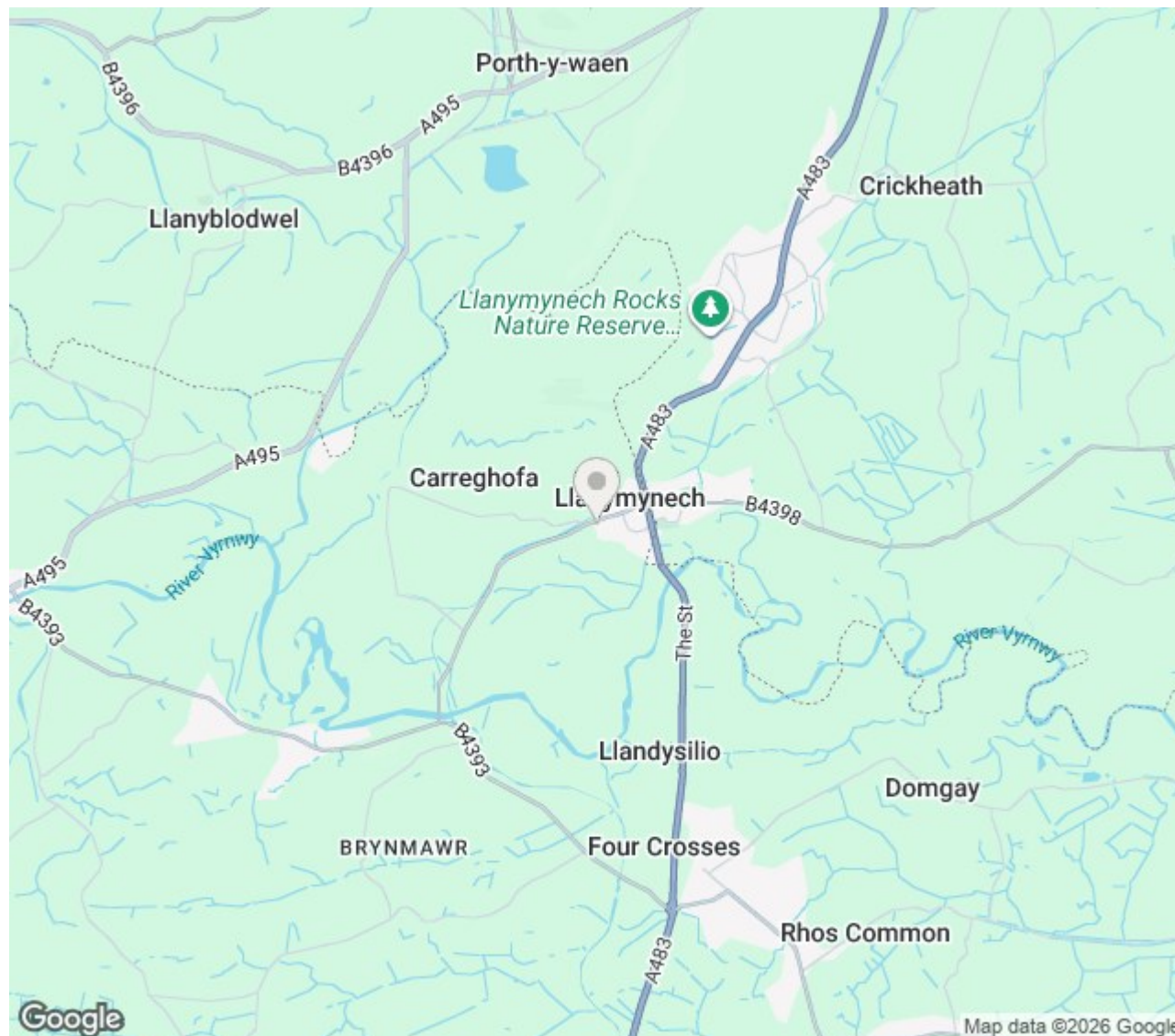
## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:  
23 Church Street, Oswestry, Shropshire, SY11 2SU  
[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.