



3 Cae Haidd, Llanymynech, SY22 6FA Offers in the region of £235,000

****STYLISH TWO/THREE-BEDROOM DETACHED BUNGALOW****

Beautifully presented throughout, this versatile bungalow is ideal for those looking to downsize while retaining generous living space. Situated on a private drive serving just three properties in the heart of Llanymynech, it enjoys convenient access to village amenities, Oswestry, Welshpool and Shrewsbury.

The accommodation includes an entrance hall and a bright, open-plan lounge, kitchen and dining area. The lounge features a bay window with an oak seat, a light tunnel and a fitted bar. The modern high-gloss kitchen offers integrated appliances and a central island with breakfast-bar seating.

Two double bedrooms have fitted storage, while a guest bedroom or study opens through bi-fold doors into a conservatory with parquet flooring and French doors to the garden. The family bathroom includes a Jacuzzi-style bath, vanity storage and a heated towel rail.

Further benefits include central heating, double glazing, ample driveway parking and a garage with an electric door, power, lighting and rear utility facilities.

The enclosed, landscaped rear garden features covered decking, decorative gravel, a pond, greenhouse, raised planters and established shrubs and trees.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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