

# 30 Heritage Way Llanymynech SY22 6LN



**3 Bedroom House - Terraced**  
**Offers In The Region Of £210,000**

## The features

- THREE BEDROOM MID TERRACE HOME
- SPACIOUS LOUNGE AND SEPERATE DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- RECEPTION HALL AND CLOAKROOM
- ENCLOSED REAR GARDEN
- OCCUPYING AN ENVIABLE VILLAGE POSITION
- FITTED KITCHEN WITH INTEGRATED OVEN
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- FOR SALE WITH NO ONWARD CHAIN



### \*\*\* BEAUTIFULLY PRESENTED 3 BEDROOM HOME \*\*\*

**An excellent opportunity to purchase this immaculately presented 3 bedroom home - perfect for a growing family, or those looking for a little extra space.**

**Occupying an enviable position towards the end of this popular cul de sac in the heart of the self sufficient village of Llanymynech with great commuting to Shrewsbury, Oswestry and Welshpool.**

**The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Kitchen, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.**

**The property has the benefit of gas central heating, double glazing, driveway with parking and lovely enclosed rear garden.**

**Viewing essential.**

### Property details

#### LOCATION

The property occupies an enviable position on this much sought after development in the heart of the self sufficient village of Llanymynech. Ideally placed for access to the County Town of Shrewsbury, Oswestry and Welshpool all of which boast excellent amenities. Llanymynech itself has good facilities including supermarket, school, restaurant/public house and takeaways.

#### RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Staircase leads to the First Floor Landing, radiator and door leading into,

#### CLOAKROOM

With window to the front aspect. WC and wash hand basin. Radiator.

#### LOUNGE

Well lit with window to the front aspect. Door opening to understairs storage cupboard. TV and media point. Radiator, door leading into,

#### DINING ROOM

With French doors leading out to the Rear Garden. Radiator, leading into,

#### KITCHEN

Fitted with range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level unit, integrated oven/ grill with inset four ring gas hob and extractor hood over. Space for fridge/ freezer and space below work surface for washing machine and dishwasher. Further range of wall mounted units, window to the rear aspect.

#### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Access to loft space, radiator and doors leading off,

#### PRINCIPAL BEDROOM

Double bedroom with window to the front aspect. Radiator, door leading into,

#### EN SUITE

Suite comprising of shower cubicle and wash hand basin. Radiator,

#### BEDROOM 2

Double bedroom with window to the rear aspect. Radiator,

#### BEDROOM 3

With window to the front aspect. Radiator,

#### FAMILY BATHROOM

With suite comprising of panelled bath with shower head over, WC and wash hand basin. Window to the rear aspect, partially tiled walls. Radiator.

#### OUTSIDE

To the front aspect there is a driveway providing ample off road parking, pathway leads to the front door.

Pathway to the rear aspect leads into the Rear Garden with paved patio area and space laid with lawn, bordered with flower borders planted with range of shrubs. Enclosed with fencing.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that mains electricity, water and waste are connected and mains gas is connected through communal gas.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

##### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

##### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

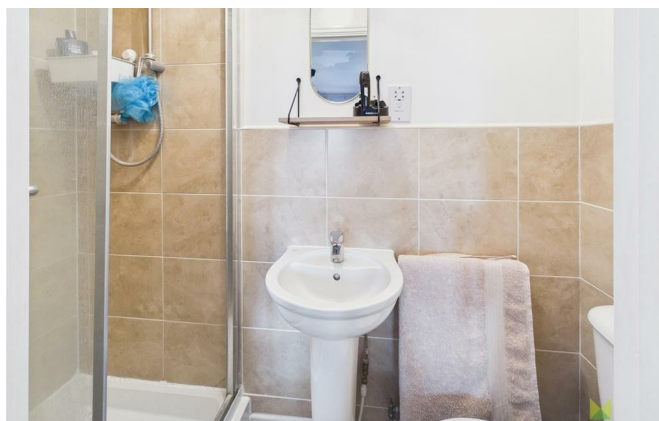
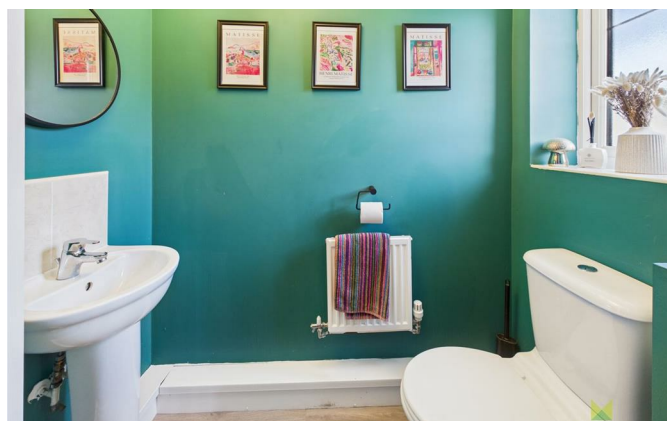
##### NEED TO CONTACT US

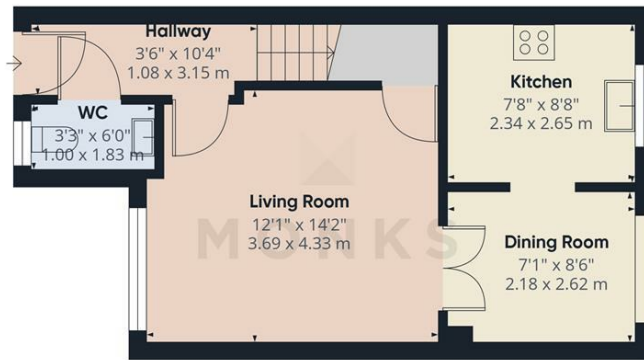
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



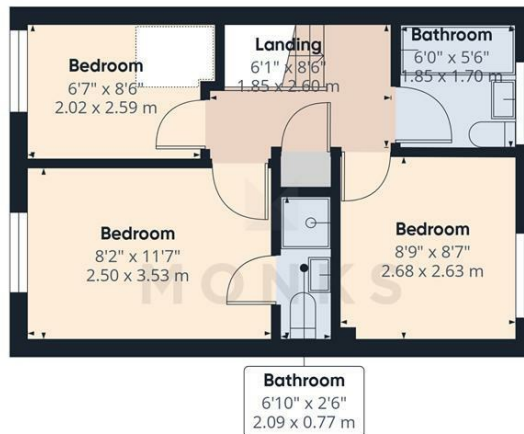
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
685 ft<sup>2</sup>  
63.7 m<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



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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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