BOWEN

PROPERTY SINCE 1862



Offers in the region of £95,000

Belle Vue, North Road, Llanymynech, SY22 6EA

3 Bedrooms | 1 Bathroom | Investment Opportunity

BOWEN

PROPERTY SINCE 1862

Belle Vue, North Road, Llanymynech, SY22 6EA





A property business steeped in heritage with a forward thinking outlook.

bowen.uk.com

General Remarks

A rare opportunity to purchase a three bedroom property situated within the popular border village of Llanymynech. The accommodation briefly comprises: Open Plan Kitchen/Living Area, Cellar, Three Bedrooms, Bathroom and Attic Room. The property also benefits from a courtyard to the rear and uPVC double glazing. The property is an ideal investment purchase.

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

Open Plan Kitchen/Living Room: Entrance door opens into the Open Plan Kitchen/Living Room.

Living Area: 13' 1" x 9' 3" (4m x 2.83m) Wood effect flooring, telephone point, bay window to the front aspect.

Kitchen Area: 10' 10" x 7' 4" (3.31m x 2.23m) A range of matching base, wall and drawer units with worktop surface over. Stainless steel sink and drainer, space for electric cooker and space and plumbing for a washing machine. A stove with a back boiler provides the heating and hot water. uPVC door to the rear courtyard.

Cellar: Steps down to cellar.

Stairs and Landing to First Floor: Radiator and window to rear aspect.

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 expressively 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.

BOWEN SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

RICS® Regulated by RICS

Bedroom One: 16' 2" x 8' 3" (4.92m x 2.51m) Radiator, bay window to the front aspect.

Bathroom: 11' 8" x 8' 4" (3.56m x 2.55m) Partly tiled walls, 2x low level flush WCs, 2x vanity sink units, 2x shower cubicles. Heated towel rail, spotlights to the ceiling. Storage cupboard housing the hot water cylinder with shelving.

Stairs and Landing to Second Floor: Window to the rear aspect. Steps to the Attic Room.

Bedroom Two: 16' 0" x 8' 6" (4.87m x 2.58m) Radiator, window to the front aspect.

Bedroom Three: 11' 7" x 8' 11" (3.53m x 2.71m) Radiator, window to the rear aspect.

Attic Room: 15' 6" x 14' 8" (4.73m x 4.46m) Velux window and carpet flooring. Ceilings either side with limited headroom.

Courtyard: The property benefits from a private courtyard to the rear. The property has a right of way access across the neighbouring garden leading to an alleyway back onto the main road.

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

EPC Rating: 56|D











Council Tax Band: 'B'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

Directions: From Oswestry take the A483 towards Welshpool. Proceed through the village of Pant and into Llanymynech where the property will be located on the left hand side before the crossroads.

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at a fixed fee of £3,600 incl. VAT. For further details of fees payable please consult the legal pack.





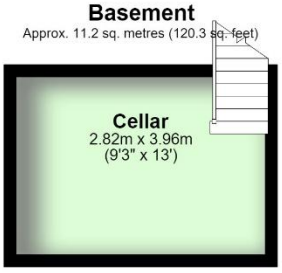




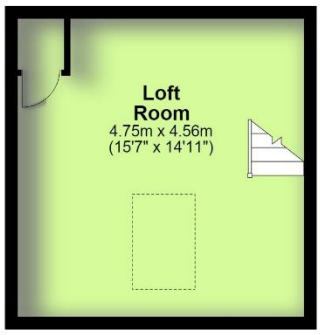
BOWEN

PROPERTY SINCE 1862

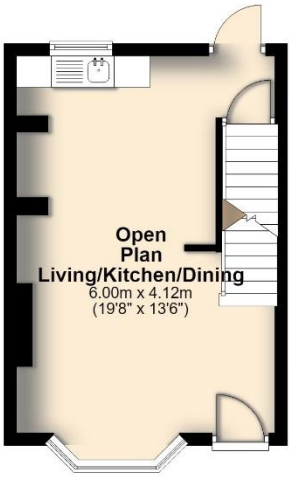
Basement
Approx. 11.2 sq. metres (120.3 sq. feet)



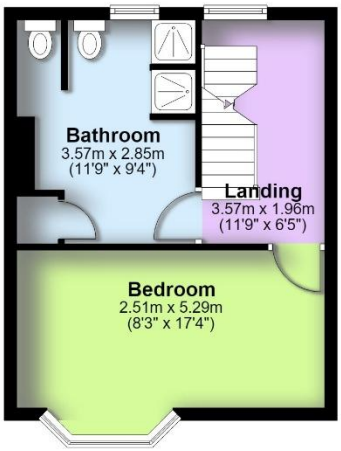
Third Floor
Approx. 21.7 sq. metres (233.1 sq. feet)



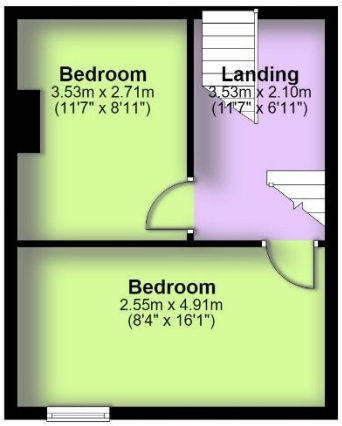
Ground Floor
Approx. 25.0 sq. metres (268.8 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.4 sq. feet)



Second Floor
Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 118.7 sq. metres (1278.2 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 expressively 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.

BOWEN SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

RICS® Regulated by RICS