

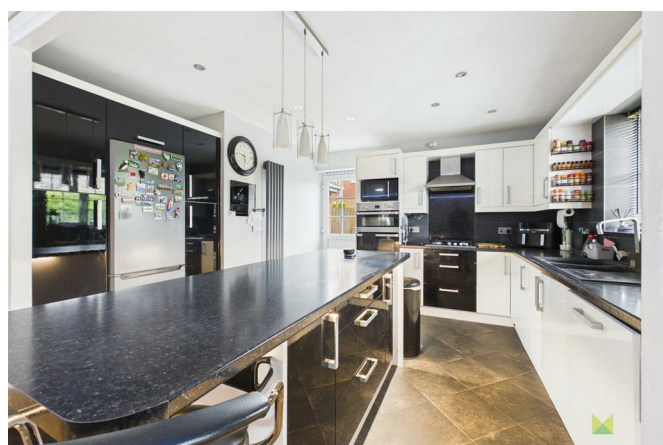
# 3 Cae Haidd Llanymynech SY22 6FA



2 Bedroom Bungalow - Detached  
Offers In The Region Of £315,000

## The features

- SPACIOUS TWO/ THREE BEDROOM DETACHED BUNGALOW
- FABULOUS LOUNGE/ DINING/ KITCHEN PERFECT FOR ENTERTAINING
- FAMILY BATHROOM, UTILITY ROOM AND CONSERVATORY
- WELL ESTABLISHED LANDSCAPED REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION ON A PRIVATE DRIVE OF THREE HOMES
- TWO DOUBLE BEDROOMS | FURTHER GUEST BEDROOM/ STUDY
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING " TBC "



### \*\*\* FABULOUS 2/3 BEDROOM DETACHED BUNGALOW \*\*\*

**An opportunity to purchase this beautifully presented 2/3 bedroom detached bungalow offering stylish and convenient living accommodation throughout, perfect for those looking to downsize whilst still retaining space.**

**Occupying an enviable position on a private drive of just three properties in the hearth of the self sufficient village of Llanymynech with ease of access to the nearby Market Towns of Oswestry and Welshpool both offering a wealth of amenities.**

**Briefly comprising of entrance hall, fabulous open plan living/ dining/ kitchen, inner hallway, two doubled bedroom, further room leading into the conservatory, family bathroom and utility room.**

**Having benefit of central heating, driveway and garage with off road parking, double glazing and well established landscaped rear garden.**

**Viewings essential.**

#### Property details

##### LOCATION

This property occupies an enviable position in the the heart of the self sufficient village of Llanymynech. Ideally placed for access to the County Town of Shrewsbury, Oswestry and Welshpool which all boast excellent amenities. With views of the near by Llanymynech Heritage Area, and Admiral Rodney's Pillar. Llanymenech has great facilities including supermarket, doctors, school, restaurants/ public house and takeaways.

##### ENTRANCE HALL

Entrance door leads into the Entrance Hall. Radiator, wooden flooring, door leading into,

##### LOUNGE

Bay window with oak bay window seat, further roof light and window to the side aspect, allowing plenty of natural light. Fitted bar, wooden flooring. Radiator. Leading into,

##### KITCHEN/ DINING AREA

The kitchen has been fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit, integrated double oven/ grill and inset four ring gas hob with extractor hood over. Integrated dishwasher with matching fascia panel, space for freestanding fridge freezer, tiled walls and further range of matching wall mounted units.

Kitchen island with work surface over provides further storage and work surface space along with breakfast bar overhang providing ample space for dining. Vertical column radiator, door leading out to the Driveway.

##### INNER HALLWAY

Door leads into the Inner Hallway, access to loft space. Radiator, wooden flooring, doors leading off,

##### BEDROOM 1

With window to the rear aspect overlooking the Garden, range of fitted wardrobes with mirror doors. Radiator.

##### BEDROOM 2

With window to the rear aspect. Radiator, built in wardrobe.

##### FAMILY BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over. Concealed WC and wash hand basin set into vanity unit with storage cupboard beneath. Tiled walls. Heated towel rail.

##### GUEST BEDROOM/ STUDY

A versatile room providing the amenities for a further third bedroom when needed and perfect for those who work from home. Radiator, bi fold doors leading into,

##### CONSERVATORY

Being of brick base and sealed unit, parquet flooring, French doors leading out to the Rear Garden.

##### GARAGE

With electric up and over door to the front. Power and lighting. To the rear of the garage there is plumbing and amenities for washing machine and tumble dryer. Window to the rear aspect. Door leading into the Rear Garden

##### OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles, area laid with decorative gravel for ease of maintenance and pathway leading to the entrance door.

Side access leads to the Rear Garden. Raised decking area with canopy over, largely laid with decorative gravel for ease of maintenance, feature pond, greenhouse, three raised vegetable and flower planters, range of established shrubs and specimen trees. 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 all main services are connected.

###### COUNCIL TAX BANDING

We are advised the council tax is Band , however 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.

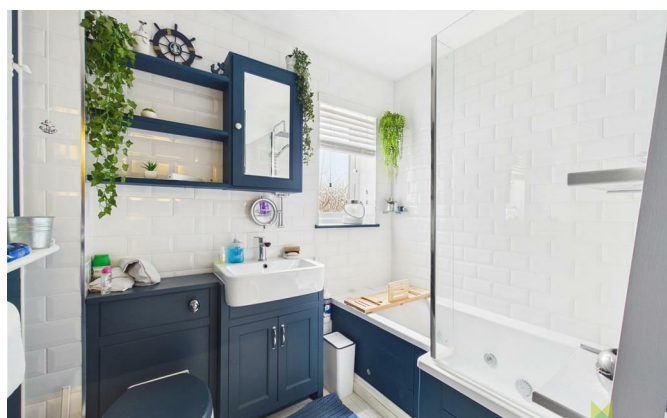
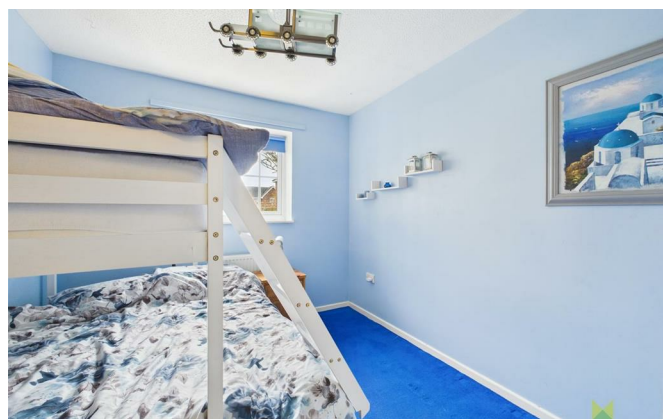
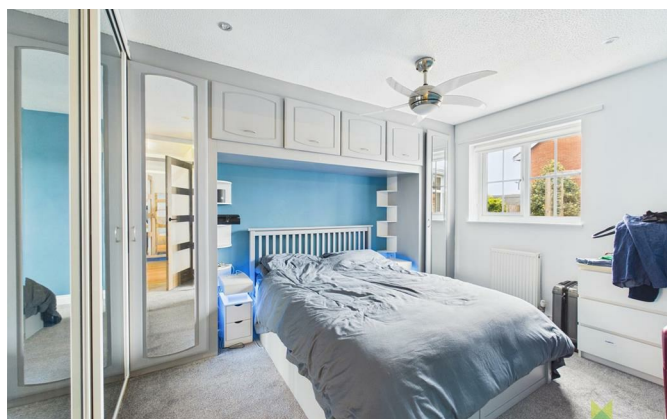
###### NEED TO CONTACT US

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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2 Bedroom Bungalow - Detached  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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