

Corner Ways Llanymynech SY22 6EG



4 Bedroom Bungalow - Detached
Offers In The Region Of £395,000

The features

- BEAUTIFUL WELL STOCKED GARDENS OF APPROXIMATELY 1/3 ACRE
- RECEPTION HALL, LOUNGE, DINING ROOM, SUN ROOM
- 4 BEDROOMS, BATHROOM AND WET ROOM
- ENVIABLE VILLAGE LOCATION WITH GOOD AMENITIES
- VIEWING RECOMMENDED.
- SPACIOUS AND VERSATILE ACCOMMODATION, SCOPE FOR MODERNISATION
- KITCHEN/BREAKFAST ROOM, UTILITY ROOM
- DRIVEWAY WITH AMPLE PARKING, GARAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN



***** VERSATILE DETACHED HOME SET IN BEAUTIFUL GARDENS *****

An excellent opportunity to purchase this deceptively spacious 4 bedroom detached home offering versatile living over 2 floors and with the option for an adjoining Annexe if required - perfect for those looking to downsize yet still require space, multi generational living and those who love to entertain.

Occupying an enviable position in the most delightful well stocked, mature gardens on the edge of this popular self sufficient Village, being a short drive from the market Towns of Oswestry and Welshpool. There are excellent facilities on hand including schools, shops, public houses, takeaway's, church and fabulous countryside walks.

The accommodation which offers scope for modernisation briefly comprises Reception Hall, Lounge, Dining Room, Sun Room, Breakfast Kitchen, Utility, 4 Bedrooms, Bathroom and Wet Room.

The property has the benefit of central heating, driveway with parking for numerous vehicles, garage and the most delightful well stocked gardens of approximately 1/3 acre bordered by farmland.

Offered for sale with no upward chain - viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this much sought after, self sufficient Village a short drive from the busy market Town of Oswestry. With an excellent range of amenities including post office/general store, school, public house/restaurants, take away's, hairdressers and the most beautiful countryside walks. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station at Gobowen is a short distance away.

RECEPTION HALL

Covered entrance recess with double glazed door opening to Reception Hall. Cloaks and storage cupboard, radiator, tiled flooring.

LOUNGE

A lovely room with window overlooking the gardens, wooden fire surround with fire, media point, radiator. Archway through to

DINING ROOM

a very generous room with radiator. Opening to

SUN LOUNGE

with double French doors leading onto the gardens and windows to either side, tiled flooring.

KITCHEN/BREAKFAST ROOM

fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances. AGA cooking range with extractor hood over, tiled surrounds and eye level wall units. Window to the front with aspect over the drive and garden.

SIDE ENTRANCE AND UTILITY

From the front door opens to the side entrance with tiled floor with doors leading to the Kitchen and

Dining Rooms and opening to Utility with continuation of units with single drainer sink set into base cupboard with space for appliances.

Stairs lead to the First Floor. With this entrance there is the potential to create an independent Annexe, Home Office or Studio if desired.

BEDROOM 1

a large double room with window overlooking the gardens, radiator.

SHOWER ROOM

Fitted as a Wet Room with shower, WC and wash hand basin, complementary tiled surrounds, heated towel rail, window to

BEDROOM 2

A double room with window overlooking the front, storage cupboard, radiator.

BEDROOM 3

with window to the rear overlooking the gardens, radiator.

BATHROOM

with suite comprising corner panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

ATTIC BEDROOM/HOBBIES ROOM

Stairs lead from the side entrance to the First Floor and an excellent sized room which offers great flexibility of use with two sky lights and feature port hole window.

OUTSIDE

The property is set well back from the road and approached over long driveway which provides ample parking and turning for numerous cars and which is flanked to either side with well stocked flower, shrub

and herbaceous beds with inset specimen trees and providing a good level of privacy. Garage with up and over door.

Side pedestrian access leads around either side of the property to the most delightful side and rear gardens which are laid to lawn with an abundance of flowers, plants, specimen trees, shrubs and herbaceous beds which provide an array of year round colour. Brick paved patio area with rockery beds, aluminium green house with a fabulous grape vine and various shaded seating areas.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that main electric, water and drainage services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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.

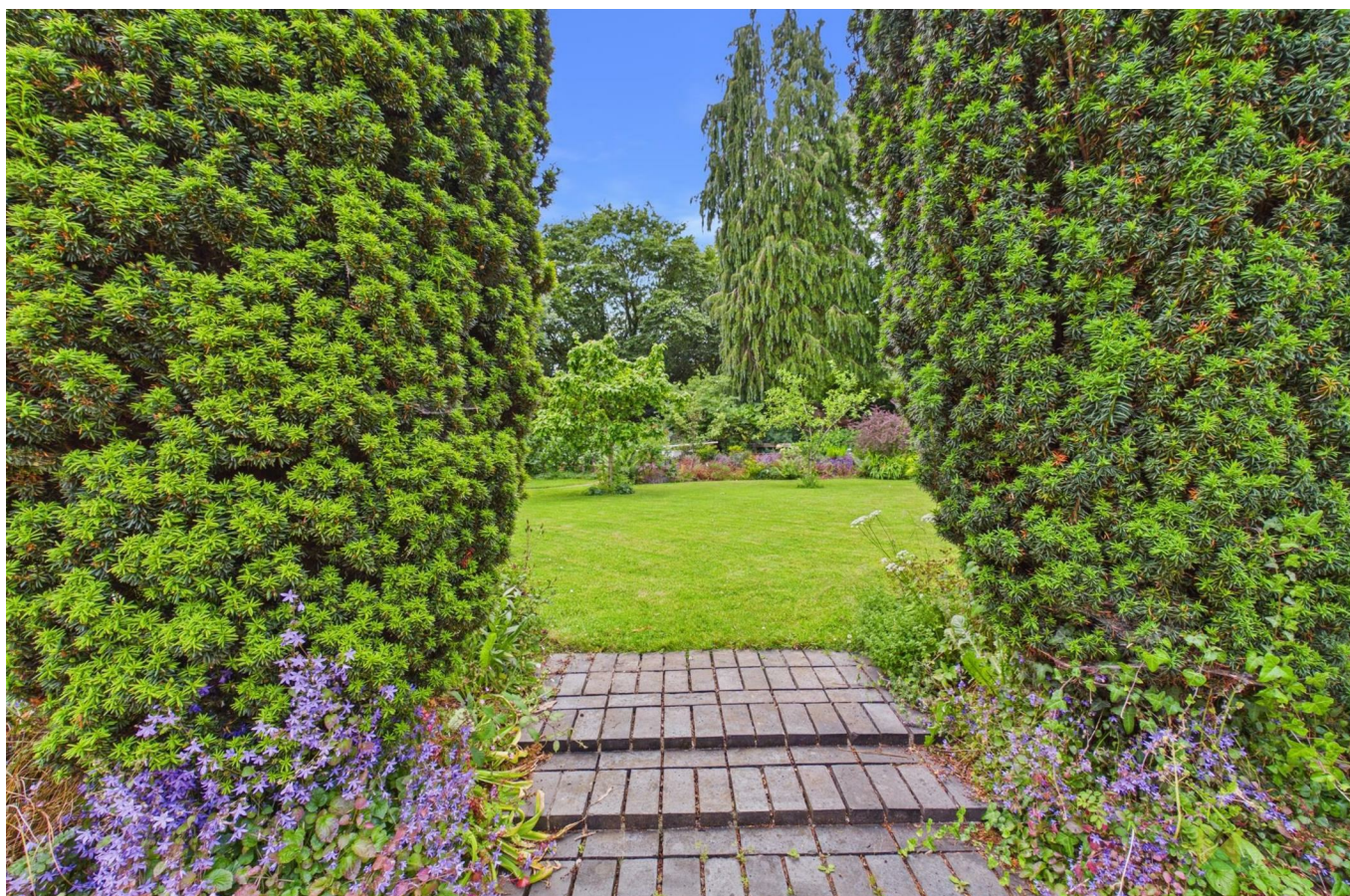
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.



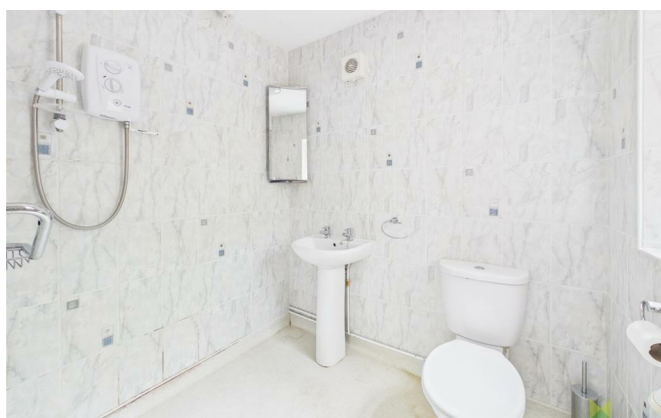


MONKS



Corner Ways , Llanymynech, SY22 6EG.

4 Bedroom Bungalow - Detached
Offers In The Region Of £395,000





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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		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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