

# 46 Heritage Way Llanymynech SY22 6LN



3 Bedroom House  
£260,000

## The features

- SPACIOUS THREE BEDROOM FAMILY HOME
- KITCHEN WITH APPLIANCES
- PERFECT FOR A GROWING FAMILY
- DRIVEWAY WITH OFFROAD PARKING
- VIEWINGS ESSENTIAL
- EXCELLENT SIZED LOUNGE/ DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'C'



### \*\*\* BEAUTIFULLY PRESENTED FAMILY HOME \*\*\*

**An excellent opportunity to purchase this immaculately presented, stylish 3 bedroom detached family home which is perfect for a growing family or those who love to entertain.**

**Occupying an enviable position on this much sought after development in the heart of this self sufficient village which has great access to the County Town of Shrewsbury and nearby market Towns of Oswestry and Welshpool**

**The accommodation which briefly comprises Entrance Hall, Cloakroom, large Lounge, Dining Room and Kitchen with appliances. On the first floor is the Principal Bedroom with en suite, 2 further double Bedrooms and family Bathroom.**

**The property has the benefit of gas central heating, driveway with parking, garage, double glazing and 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, doctors, school, restaurant/public house and takeaways.

#### ENTRANCE HALLWAY

Covered entrance with door leading into, the Entrance Hall with window to the side aspect. Radiator, door leading into

#### LOUNGE/ DINING ROOM

A dual aspect room with window to the front aspect and sliding doors leading out to the Rear Garden. Staircase leading to the First Floor Landing, coved ceilings. Radiator, door leading into,

#### KITCHEN

The kitchen has been attractively fitted with a modern range of base level high gloss units comprising of cupboards and drawers with worksurface over. Single drainer stainless steel sink set into base level unit. Integrated oven/ grill with inset four ring induction hob and extractor hood over. Partially tiled walls further range of wall mounted units. Space for freestanding fridge/ freezer, space below work surface for washing machine. Window to the rear aspect, tiled flooring and door leading into,

#### CLOAKROOM

Window to the side aspect, WC and wash hand basin with complimentary tiled splashback. Radiator.

#### FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing with window to the side aspect. Access to loft space, door opening to cupboard and further doors leading off.

#### PRINCIPAL BEDROOM

Window to the rear aspect with views overlooking Llanymynech Rocks Nature Reserve, door leading into,

#### ENSUITE

Suite comprising of shower cubicle with shower head over, WC and wash hand basin. Partially tiled walls, window to the rear aspect. Tile effect flooring, radiator.

#### BEDROOM 2

Double bedroom with window to the front aspect, radiator.

#### BEDROOM 3

Window to the front aspect. Radiator.

#### BATHROOM

With suite comprising of panelled bath with shower head over. WC and wash hand basin, partially tiled walls and tile effect flooring. Window to the side aspect, radiator.

#### GARAGE

With up and over door to the front aspect.

#### OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles. Paved pathway leading to the front door, and area laid with

lawn. Pedestrian access leads to the Rear Garden. Paved patio area perfect for entertaining with friends and family and those who love to dine alfresco. Step leading up to area laid with lawn, raised flower beds and 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 mains are connected. The gas is provided by Calor Gas.

### **COUNCIL TAX BANDING**

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





MONKS



# 46 Heritage Way, Llanymynech, SY22 6LN.

3 Bedroom House  
£260,000





**MONKS**

Approximate total area<sup>(1)</sup>  
920 ft<sup>2</sup>  
85.4 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		90
(81-91) B	77	
(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<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		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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