

Terranova Cottage Carreghofa Lane Llanymynech SY22 6LA



3 Bedroom Bungalow - Detached
Offers In The Region Of £360,000

The features

- ENVIABLE LOCATION ON EDGE OF POPULAR VILLAGE
- SET IN LARGE WELL STOCKED GARDENS WITH LOVELY VIEWS
- 3 BEDROOMS, BATHROOM, UTILITY AND HOBBIES/CRAFTS ROOM
- AMPLE SCOPE FOR EXTENSION, SUBJECT TO THE NECESSARY CONSENTS
- DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING/FAMILY ROOM, BREAKFAST KITCHEN
- DRIVEWAY WITH AMPLE PARKING, GARAGE AND CARPORT
- VIEWING HIGHLY RECOMMENDED



***** LARGE BUNGALOW WITH LOVELY OPEN REAR ASPECT *****

An excellent opportunity to purchase this large detached bungalow offering deceptively spacious accommodation with ample scope to extend if required - ideal for a growing family or those looking to downsize with space.

Set in a lovely location on the edge of this popular Village which has great local facilities and for commuters offers ease of access to Oswestry, Shrewsbury and Welshpool.

The accommodation briefly comprises inviting Reception Hall, good sized Lounge, Dining / Family Room, Kitchen, Utility, 3 good sized Bedrooms and Bathroom. Enclosed staircase leads to 2 Attic Rooms.

The property has the benefit of a recently installed central heating boiler, re-roofed and loft insulation, double glazing, driveway with ample parking, garage, car port, swimming pool and the most lovely wrap around established gardens which are well stocked with seating areas and lovely rural views.

Viewing essential.

Property details

LOCATION

ENTRANCE PORCH

Sealed unit double glazed door to Entrance Porch with further door to

RECEPTION HALL

A spacious and inviting area with cloaks and airing cupboards. Enclosed staircase to the First Floor attic rooms. Radiator.

LOUNGE

A good sized room being naturally well lit with windows to the front and double opening French doors with full height glazed side screens opening onto sun terrace. Stone fire surround with space for fire and storage and display recesses. Media point, radiator.

DINING/FAMILY ROOM

Another good sized well lit room with two windows to the front and further to the side, tiled fireplace, radiator.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units. Integrated oven/ grill and space for microwave. Four ring electric hob with extractor hood over. Integrated fridge with matching fascia panel and space for dishwasher below work surface and further space for freestanding American style fridge/ freezer. Matching wall mounted units, partially tiled walls and window overlooking the Rear Garden. Further window to the side aspect and door leading off,

BEDROOM 1

Double bedroom with window to the side aspect. Fitted wardrobes, Radiator, door leading into.

EN SUITE SHOWER ROOM

Suite comprising of shower cubicle, WC and wash hand basin. Aqua panelled walls and electric towel heater.

BEDROOM 2

Double bedroom with window overlooking the rear aspect. Fitted wardrobes, Radiator.

BEDROOM 3/DINING ROOM

A versatile room currently used as a Dining Room. Window and door to the rear aspect. Radiator.

BATHROOM

With window overlooking the rear aspect. Suite comprising of panelled bath with shower head over. WC and wash hand basin. Tiled walls, Radiator.

ATTIC ROOMS

With potential for further bedroom subject to relevant permissions. Window to the side aspect and door leading into a further storage room.

UTILITY STORE

With window to the rear aspect, space for washing machine and tumble dryer. WC and wash hand basin.

LARGE PANTRY/CRAFT ROOM

With range of base level units. Space for freestanding fridge freezer. Power and lighting. Door leading into.

GARAGE

With door to the front aspect. Power and lighting.

OUTSIDE

The property is set back from the road and approached over driveway providing ample parking for numerous vehicles and leading to the car port and Garage/Store - which is currently divided to provide garden and bike storage area and adjacent large pantry/hobbies room.

The Gardens are a particular feature of the property and to the front are laid to shaped lawn with well stocked shrub and herbaceous beds with inset specimen trees enclosed with brick walling providing a good level of privacy. To the front is a good sized newly paved terrace and to the side further paved terrace with covered pergola. Side access leads around to the Rear Garden which is laid extensively to lawn again with well stocked flower, shrub and herbaceous beds and a variety of mature specimen and apple trees. Affording a good level of privacy bordered by farmland and with views across to the Briedden Hills.

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 water and electricity are connected. There is a septic tank for waste and oil tank for central heating

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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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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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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