

# 1 Canal View Wern Llanymynech SY22 6PE



**2 Bedroom Cottage - Semi Detached**  
**Offers In The Region Of £165,000**

## **The features**

- TWO BEDROOM SEMI DETACHED COTTAGE
- PERFECT FOR FIRST TIME BUYERS/ INVESTMENT OPPORTUNITY
- SPACE PROVIDING OFF ROAD PARKING
- HAVING SCOPE FOR IMPROVEMENT
- VIEWINGS ESSENTIAL
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- SOUGHT AFTER VILLAGE LOCATION
- CHARACTERFUL LOUNGE WITH LOG BURNER
- EPC RATING E



**\*\*\* TWO BEDROOM SEMI DETACHED COTTAGE \*\*\***

**This Two Bedroomed Semi-Detached Cottage is set in the heart of the popular self sufficient village of Llanymynech. Perfect for first time buyers, holiday home or holiday let.**

**The property briefly comprises of Lounge/ Dining Room, Galley Kitchen, Two Bedrooms and Jack & Jill Bathroom.**

**It benefits of double glazing, air source heat pump, enclosed rear courtyard and off road parking.**

**Viewing Essential.**

## **Property details**

### **LOCATION**

The property occupies a truly enviable location in the delightful hamlet of Wern, in the village of Llanymynech situated on the English/ Welsh border, with beautiful countryside and canal side walks. Ideally placed with ease of access to the main road providing easy access to the County Town of Shrewsbury, Oswestry and Welshpool, all of which boast a wealth of excellent facilities. Llanymynech itself has a fabulous range of amenities on hand including supermarket, doctors surgery, school, restaurants/ public house and takeaways.

### **ENTRANCE**

The property is approached over paved walkway from the road leading to front door, which leads into

### **GALLEY KITCHEN**

The kitchen has been fitted with a range of base units comprising of drawers and cupboards with countertop over and space for washing machine beneath. Inset single drainer sink with mixer tap, integrated oven with four ring electric hob, partially tiled walls and space for fridge/ freezer, window to rear aspect and door leading into,

### **LOUNGE/ DINING ROOM**

A good sized lounge with exposed ceiling beams, large inset fireplace housing cast iron log burning stove with tiled hearth. Stairs leading to first floor landing. Window to the front aspect.

Dining Area to the rear with French doors leading out to Rear Garden. Radiator.

### **FIRST FLOOR LANDING**

From the Lounge stairs lead up to First Floor Landing. Radiator and doors leading to,

### **BEDROOM 1**

Double bedroom with window to the front aspect with beautiful far reaching views over open fields. Radiator, door leading into Jack and Jill Bathroom.

### **BEDROOM 2**

With window overlooking rear aspect. Radiator, and door leading into

### **JACK AND JILL BATHROOM**

With windows to front and rear aspect providing lots of natural light. Fitted with a suite comprising W/C, wash hand basin with vanity unit beneath and tiled splashback and panelled bath with shower over and complimentary tiles. Laminate flooring, radiator.

### **OUTSIDE**

The property is approached over paved pathway leading to front door, with easy maintenance front garden laid with slabs and gravel. Proceeding past the neighbouring properties, off road space provides parking for two vehicles. The rear garden has been laid with slabs for ease of maintenance, enclosed by brick wall to the rear. and fencing either side.

### **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.

#### **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](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**

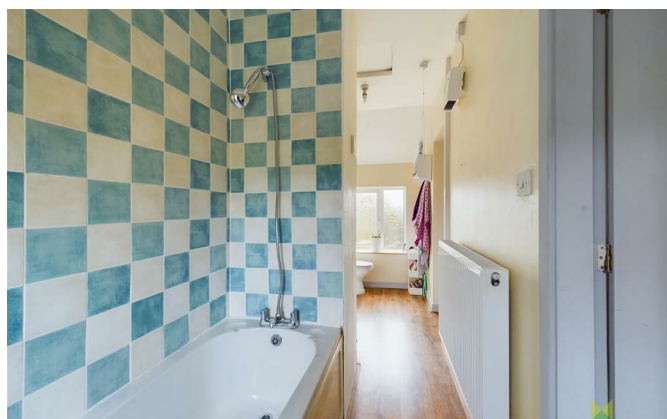
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### **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.

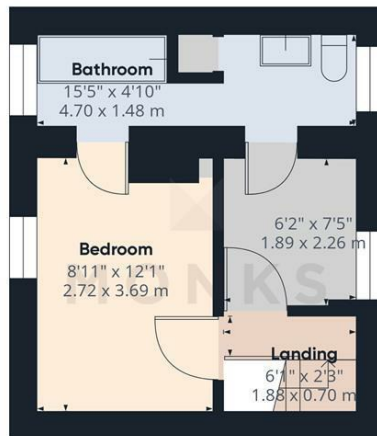
## 1 Canal View , Wern, Llanymynech, SY22 6PE.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
492.9 ft<sup>2</sup>  
45.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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) <b>A</b>                          |                         | 92        |
| (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>                                                |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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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