



3 Cae Haidd, Llanymynech, SY22 6FA Offers in the region of £235,000

****STYLISH TWO/THREE-BEDROOM DETACHED BUNGALOW****

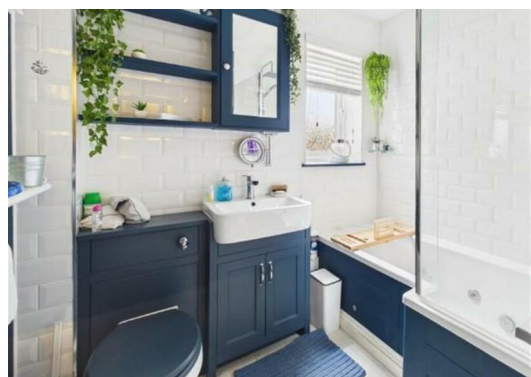
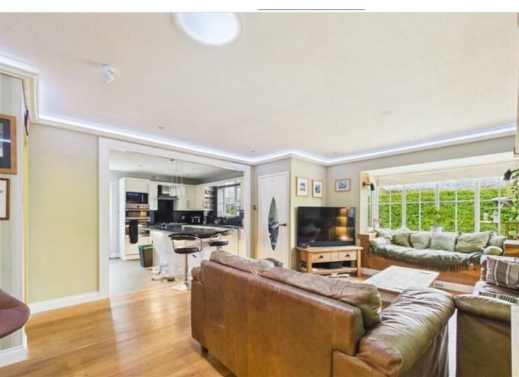
Beautifully presented throughout, this versatile bungalow is ideal for those looking to downsize while retaining generous living space. Situated on a private drive serving just three properties in the heart of Llanymynech, it enjoys convenient access to village amenities, Oswestry, Welshpool and Shrewsbury.

The accommodation includes an entrance hall and a bright, open-plan lounge, kitchen and dining area. The lounge features a bay window with an oak seat, a light tunnel and a fitted bar. The modern high-gloss kitchen offers integrated appliances and a central island with breakfast-bar seating.

Two double bedrooms have fitted storage, while a guest bedroom or study opens through bi-fold doors into a conservatory with parquet flooring and French doors to the garden. The family bathroom includes a Jacuzzi-style bath, vanity storage and a heated towel rail.

Further benefits include central heating, double glazing, ample driveway parking and a garage with an electric door, power, lighting and rear utility facilities.

The enclosed, landscaped rear garden features covered decking, decorative gravel, a pond, greenhouse, raised planters and established shrubs and trees.



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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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