

Town & Country

Estate & Letting Agents



11 Heritage Way, Llanymynech, SY22 6LL

Offers In The Region Of £183,000

A charming and modern two-bedroom end mews home located in the popular Welsh border village of Llanymynech. This well-presented property offers a bright and welcoming lounge, a contemporary kitchen, conservatory, two bedrooms and a modern bathroom. Both bedrooms are well-proportioned, making it ideal for first-time buyers, couples, or small families. Outside, the home features a good-sized garden, perfect for relaxing, entertaining, or enjoying the village surroundings. Situated close to local amenities, countryside walks, and excellent transport links, this is a fantastic opportunity to purchase a modern home in a sought-after village location.

Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road around and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right when reaching the bypass. Continue passing through the village of Pant until reaching the village of Llanymynech. Take the first turning left and follow the road over the bridge. Take the first turning at the roundabout onto Heritage Way. Take the first left where the house will be found at the end of the cul de sac.

Accommodation Comprises

Hallway

The hallway has wood flooring, a radiator and a part glazed door to the front. Doors lead to the lounge, kitchen and the cloakroom.

Kitchen 7'7" x 8'11" (2.32m x 2.72m)



The modern kitchen has a window to the front, fitted wall and base units with work surfaces over, integrated washing machine and a one and half sink bowl with mixer tap over. There is an integrated fridge/freezer, an electric oven, gas hob and an integrated extractor fan. With part tiled walls, tiled floor, spotlight and a Worcester gas fired boiler.

Cloak Room



The cloak room has a wash hand basin and mixer tap over, w/c, a radiator and vinyl floor.

Lounge 11'7" x 13'0" (3.54m x 3.98m)



The lounge has wood flooring, two radiators, a TV point, stairs off leading to first floor with understairs cupboard and patio doors leading to the conservatory.

Conservatory 11'1" x 7'3" (3.39m x 2.22m)



The bright conservatory has wood flooring and a part glazed door to the side leading out to the garden.

Landing

The landing has a loft hatch and doors leading to the bedrooms and bathroom.

Bedroom One 9'10" x 11'6" (3.01m x 3.53m)



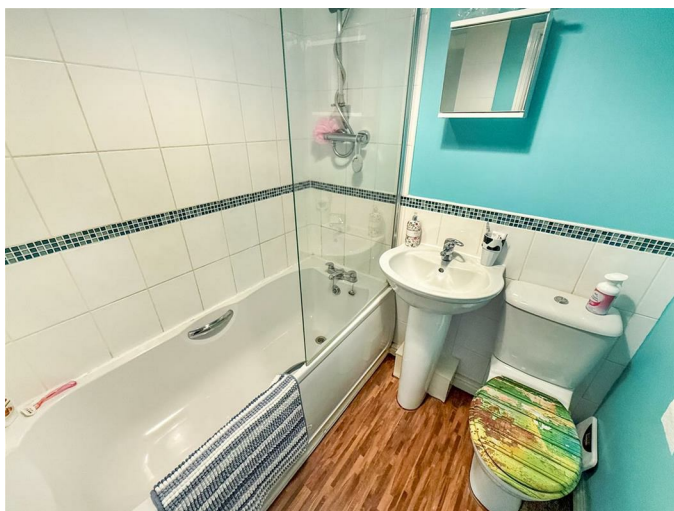
This good size double bedroom has a window to the rear, a radiator and built in wardrobes.

Bedroom Two 11'6" x 6'4" (3.51m x 1.95m)



The second bedroom has a window to the front and a radiator.

Bathroom



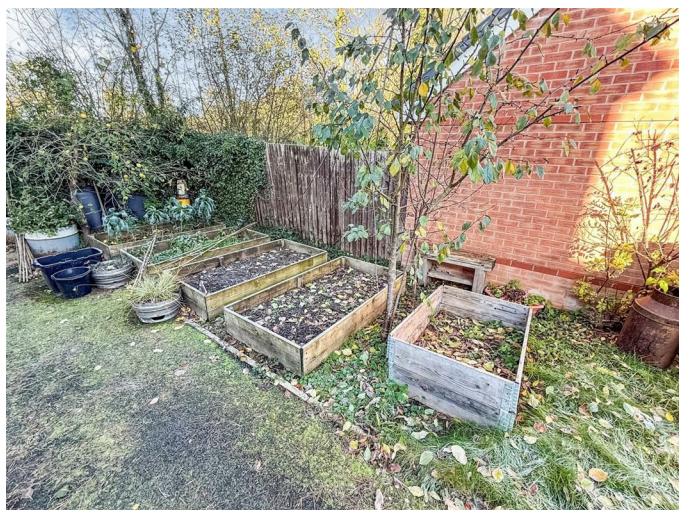
The bathroom has a panelled bath with mixer tap over, a glass screen and mains powered shower. There is a wash hand basin with mixer tap. w/c, vinyl floor, a heated towel radiator. part tiled walls, a shaver point and an extractor fan.

To the Front



At the front of the property is a double length driveway, a vegetable garden and a gate that leads to the rear of the garden.

Additional Image



To the Rear



At the rear of the property is a gravelled and decked area and fence panelling which makes the garden very private. There is a BBQ area and a shed to the side.

Additional Image



Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

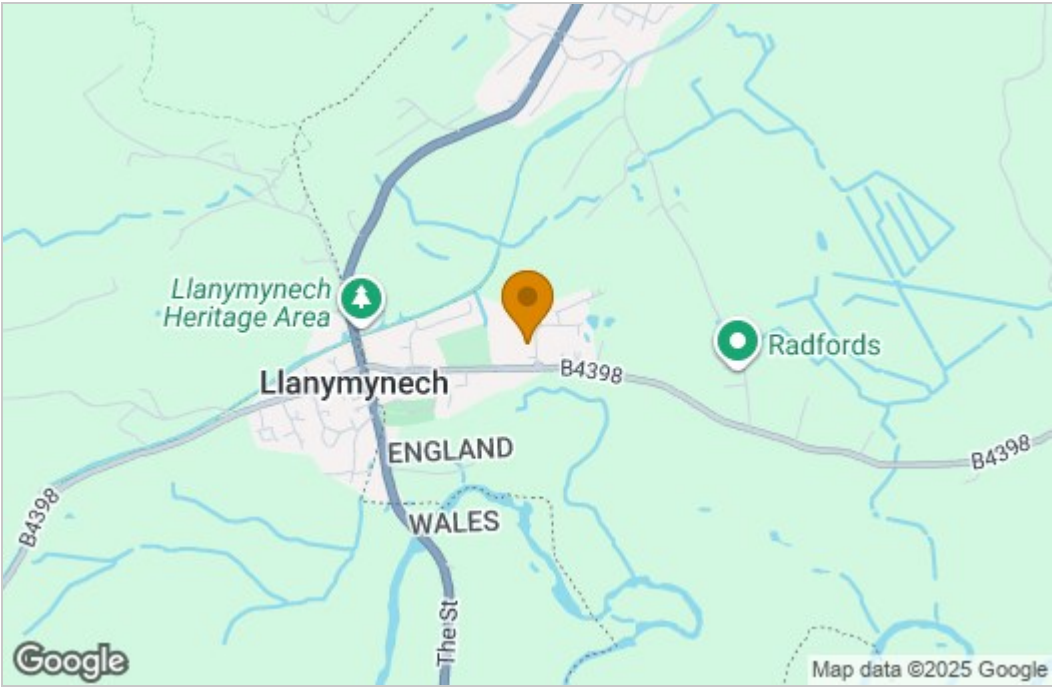
Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Town and Country Services

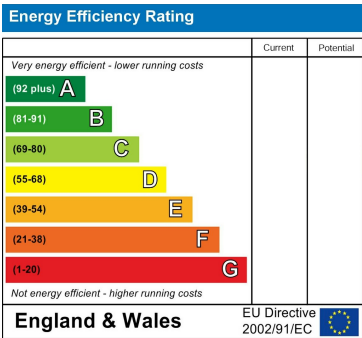
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

Area Map



Energy Efficiency Graph



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