

# Town & Country

Estate & Letting Agents

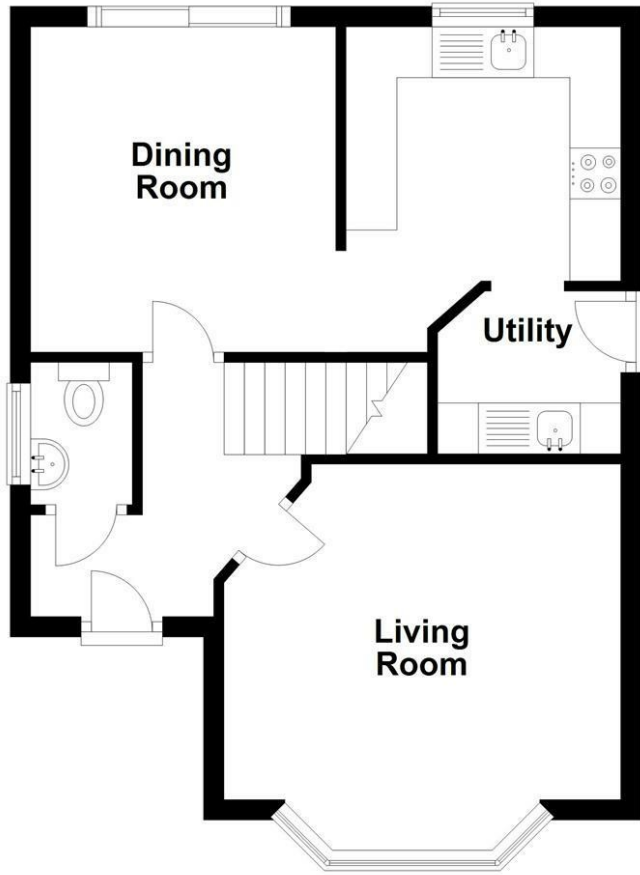


12 Heritage Way, Llanymynech, Shropshire, SY22 6LL

Town and Country Oswestry are delighted to market this IMMACULATE THREE BEDROOM DETACHED HOUSE LOCATED IN THE POPULAR VILLAGE OF LLANYMYNECH. Benefitting from gas central heating and uPVC double glazing throughout. To the outside there is a garage and driveway with parking. The property has front and rear gardens. Located in sought after village of Llanymynech, having a thriving local community and all amenities close at hand.

- Modern Detached House
- Three Bedrooms
- En Suite And Utility
- Driveway & Garage
- Well Maintained
- Two Reception Rooms
- Private Rear Garden

£240,000



**Ground Floor**

Approx. 41.1 sq. metres (441.9 sq. feet)

Total area: approx. 81.9 sq. metres (881.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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