





**2 Walls Bridge Carreghofa Lane, Llanymynech, Powys, SY22 6LA
Offers In The Region Of £225,000**

A tastefully improved two bedroom character cottage which enjoys a most delightful semi-rural position with beautiful canal side setting to rear, situated on the edge of the popular village of Llanymynech. The accommodation in brief offers; Entrance Porch, Shower Room, Lounge, Kitchen, Conservatory and two Bedrooms. Externally there is a driveway and beautiful rear garden.



LOCATION

The property is situated on the edge of the popular village of Llanymynech which enjoys a village shop, Church, three Public Houses, Primary School, Golf Course and Heritage area. The area is renowned for its country walks and unspoilt countryside. The A483 gives easy access to Mid Wales including Welshpool and Newtown and is within 4 miles of the A5 trunk road which gives access to Wrexham, Chester and the North West and Shrewsbury, Telford and the Midlands to the South

ENTRANCE PORCH

Part glazed entrance door leading out to the side elevation. Tiled flooring, radiator, ceiling light and door into;

LIVING ROOM

11'8 x 13'4 (3.56m x 4.06m)

A light and airy room with dual aspect uPVC windows, wood flooring, radiator, exposed ceiling beams, feature brick chimney breast with cast iron log burner inset on a quarry tiled hearth. Archway through to Kitchen and door leading into;

CONSERVATORY

10'4 x 8'10 (3.15m x 2.69m)

Of uPVC double glazed construction with French doors leading out to the South Facing Gardens, wood effect flooring and radiator.

KITCHEN

7'5 x 8'5 (2.26m x 2.57m)

Fitted base and wall units which provide a good amount of cupboard storage and drawer space with worktops over and tiled splashbacks, stainless steel sink with drainer, ceramic four ring hob, integrated oven, space for appliances, window to the Conservatory level.

SHOWER ROOM

4'1 x 5'10 (1.24m x 1.78m)

Modern suite comprising a wash hand basin, low flush WC, and shower unit. UPVC double glazed window to the side elevation, heated towel rail and ceiling light.

FIRST FLOOR

UPVC window to the front and access into;

BEDROOM ONE

11'7 x 10'10 (3.53m x 3.30m)

With uPVC window to the rear elevation, exposed timber floor, radiator and ceiling light.

BEDROOM TWO

7'5 x 13'4 (2.26m x 4.06m)

With uPVC window to the rear elevation, exposed timber floor, radiator and ceiling light.

EXTERNAL**PARKING**

A brick paved driveway provides off road parking provision.

GARDEN

A particular feature is the neatly landscaped rear garden with lawn, variety of plants and borders, and gravel patio area to rear which overlooks the Montgomeryshire canal.

NOTE

We have been advised by the vendor that there is a flying freehold with the property.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. There is an oil fired central heating and a private drainage system. We understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low from sea and river, High Risk for Flooding from surface water and small watercourses although the vendor has not encountered any issues here since living. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C - Powys. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan (not to scale - for identification purposes only)



Local Authority: Powys

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the A483 towards Welshpool passing through Pant and then reaching Llanymynech crossroads. Turn right at the crossroads signed Llansantffraid and continue out of the village and take the next turning on the right into Carreghofa Lane where the property will be observed a short distance along on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.