



2, Orchard Green, , Llanymynech, Powys,
SY22 6PJ

**Bowen Son
and Watson**

*****NO CHAIN - PRICE FOR QUICK SALE *****A spacious 3 bedroom detached family home situated in the popular village of Llanymynech close to the Market Town of Oswestry. Easy access to A5 and A483 to large town such as Shrewsbury and Welshpool. The accommodation comprises of: Entrance Hall, Dining/ Family Room, Lounge, Conservatory, Kitchen, Cloakroom, Master Bedroom with En-suite, two further Bedroom and Family Bathroom. Externally the the property benefits from enclosed lawn gardens with decking area. Double driveway to the front providing off road parking. Double glazing and LPG heating throughout.

Offers in the Region Of £149,995



2, Orchard Green Llanymynech, Powys, SY22 6PJ

- NO CHAIN - PRICE FOR QUICK SALE
- 3 Bedroom Detached Family Home
- Situated in the popular village of Llanymynech
- Easy access to A5 and A483 to large town such as Shrewsbury and Welshpool.
- Enclosed rear garden and Driveway to front
- Double glazing and LPG Heating

GENERAL REMARKS

A spacious 3 bedroom detached family home situated in the popular village of Llanymynech close to the Market Town of Oswestry. Easy access to A5 and A483 to large town such as Shrewsbury and Welshpool. The accommodation comprises of: Entrance Hall, Dining/ Family Room, Lounge, Conservatory, Kitchen, Cloakroom, Master Bedroom with En-suite, two further Bedroom and Family Bathroom. Externally the property benefits from enclosed lawn gardens with a decking area to there side. Double driveway to the front providing off road parking. Double glazing and LPG heating throughout.

LOCATION

The property is situated in the popular village of Llanymynech within walking distance of all local amenities including public houses, shop/post office whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry.



Conveniently situated for access to Oswestry and Welshpool train stations providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

ACCOMMODATION

The property is constructed of brick under a tiled roof and approached over a driveway leading to a partly glazed upvc door into:-

ENTRANCE HALL

Stairs to first floor, radiator, doors into lounge and door into:-

DINING ROOM/ FAMILY ROOM

7' 10" x 15' 9" (2.4m x 4.8m)

Converted garage, window, radiator, T.V point and door into storage cupboard housing LPG boiler. Room could be used as a extra bedroom/office.

LOUNGE/DINER

12' 10" x 23' 0" (3.9m x 7.0m)

Timber fireplace with gas fire inset on a marble effect hearth. T.V and phone point, 2 radiator and 2 windows. Under stairs storage cupboard and door into kitchen. Yale alarm system. Glazed sliding doors into:-

CONSERVATORY

8' 2" x 8' 10" (2.5m x 2.7m)

UPVC conservatory with brick base, fan light to ceiling, uPVC door leading to rear garden.

KITCHEN

7' 10" x 10' 6" (2.4m x 3.2m)

Fully fitted kitchen with matching base and eye level cupboards with worktop over and tiled surround.



Stainless steel sink and drainer. Integrated oven and grill with 4 ring gas hob above and extractor hood over. Space and plumbing for dishwasher. slate effect vinyl flooring. Door out to garden and door into:-

CLOAKROOM/UTILITY ROOM

2' 4" x 7' 10" (0.7m x 2.4m)

Slate effect vinyl flooring, low level flush w.c, wash hand basin, window and space/plumbing for washing machine.

FIRST FLOOR LANDING

Loft access, door into airing cupboard with hot water cylinder and shelving. Doors into:-

MASTER BEDROOM

10' 6" x 9' 6" (3.2m x 2.9m)

Newly carpeted window, radiator, T.V point, phone point, two doors into wardrobes with hanging rails. Door into:-

EN-SUITE

4' 11" x 8' 2" (1.5m x 2.5m)

Low level flush w.c, wash hand basin, shower cubical, shaver point, radiator, window, extractor fan and wooden effect flooring.

BEDROOM 2

8' 6" x 14' 9" (2.6m x 4.5m)

Window, T.V point and radiator

BEDROOM 3

6' 3" x 8' 10" (1.9m x 2.7m)

Newly carpeted, fitted mirror wardrobes, window and radiator.

BATHROOM

6' 3" x 5' 11" (1.9m x 1.8m)

Bathroom comprising of paneled bath with shower over, tiled surround, low level flush w.c, pedestal wash hand basin, wooden effect flooring, shaver point, window, radiator, and extractor fan.

GARDEN

To the rear of the property the garden is laid to lawn with shrub borders. There is a decking area off the rear of the property and a patio area to the corner of the lawn. Wooden garden shed to the side (10ft x 8ft) and paved path leading to the front of the property. The front garden mainly comprises of a double driveway and to the side is a section of lawn.

DIRECTIONS

From Oswestry take the A495 in the direction of Welshpool passing through Llynclys, Pant and into Llanymynech. At the crossroads turn right proceed for 500 yards before turning right into Orchard Green and the property will be located on your right hand side identified by the Agents for Sale Board.



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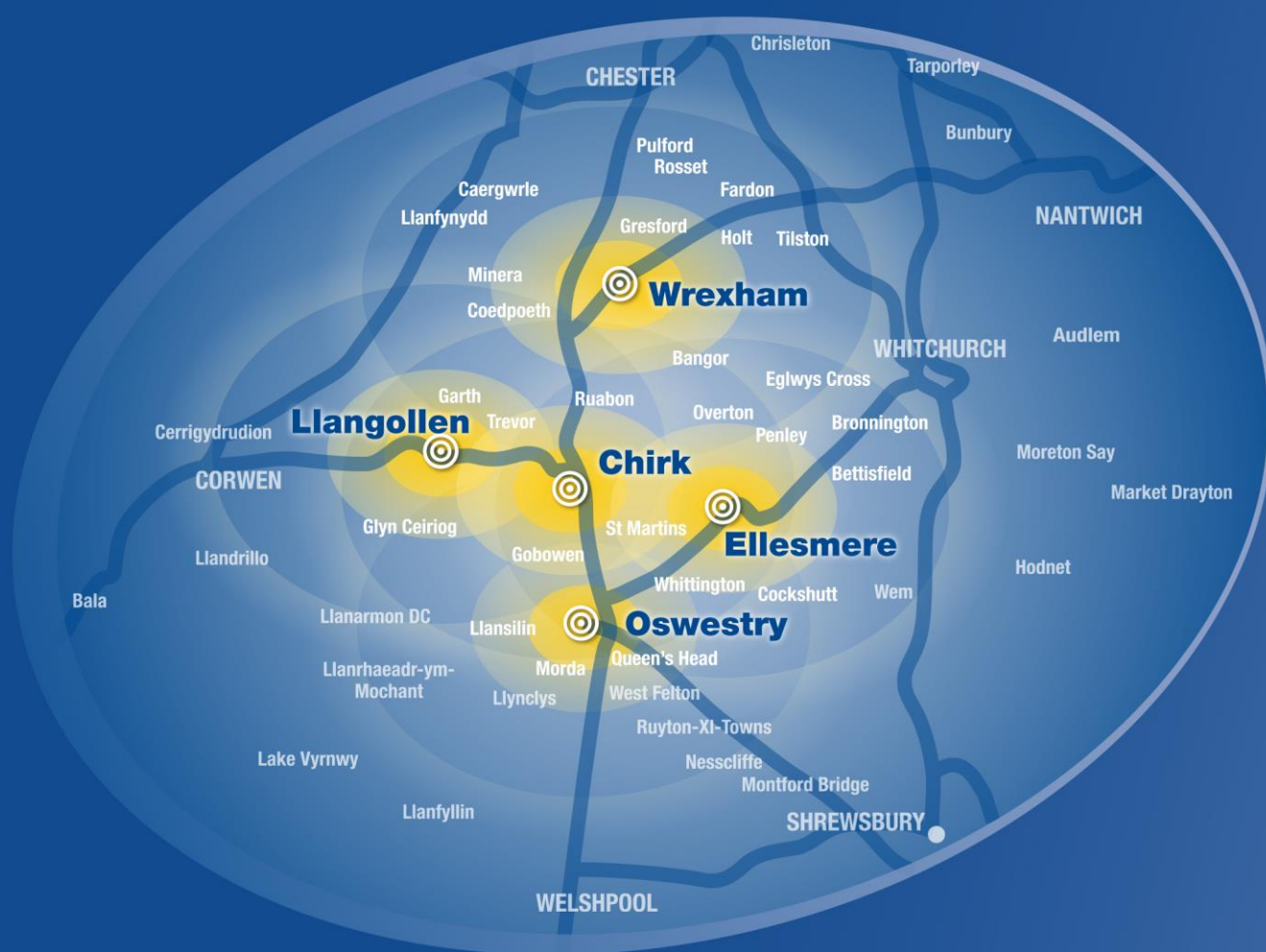
Bowen Son & Watson -
Oswestry Office Tel: 01691
652367

35 Bailey Street Oswestry Shropshire SY11 1PX
oswestry@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

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