



MORRIS
MARSHALL
POOLE

36 Heritage Way

Llanymynech, Powys, SY22 6LN

Offers in the Region of: £260,000

This well presented modern detached family home provides stylish and contemporary living with generous proportions making it an ideal home for a family seeking comfort, practicality and entertaining space. The property has the benefit of UPVC Double Glazing and Gas Central Heating and is offered to the market with No Forward Chain.

The accommodation is entered by a composite entrance door into a welcoming Entrance Hall which leads through to the spacious and light filled Lounge/Dining Room. The Lounge Area with coved ceiling has a sleek wall mounted electric fire creating a calm and inviting space for family gatherings. The front facing window allows natural light to flood in and the stairs neatly rise off to the first floor. The Dining Area is enhanced by a striking part mirrored feature wall with sliding patio doors opening directly onto the rear Verandah, an excellent space for entertaining guests. A contemporary Kitchen is fitted with high gloss wall and base units, an integrated electric oven, gas hob, and stainless steel 1½ bowl sink. Overlooking the rear garden, the Kitchen flows through an archway into a useful side vestibule with an external door giving access out to the garden and a ground floor Cloakroom with low level W.C. has plumbing for washing machine and a useful understairs store.

On the first floor the galleried landing with airing cupboard provides access to the 3 well proportioned Double Bedrooms. 2 front facing doubles offer an excellent space for children, guests or home working, one of which benefits from built-in hanging space and shelving. The En-Suite Bedroom to the rear has mirror fronted wardrobes with a stylish bedhead feature wall. The Shower Room has a fully tiled cubicle with mixer shower, wash basin and low level W.C. together with a heated towel rail. The Family Bathroom is fitted with a 3 piece suite with a panelled bath and mixer shower above, pedestal wash basin and low level W.C. and a further heated towel rail.



- A Well Presented Detached Modern Family Home
- Stylish and Contemporary Accommodation
- Spacious Through Lounge with Dining Area, Fitted Kitchen with Integrated oven and hob
- Ground Floor Cloakroom with plumbing for appliances
- 3 Double Bedrooms, one with En-Suite Shower Room, Family Bathroom
- Front Driveway and Attractively Landscaped Rear Garden
- UPVC Double Glazed, Gas Central Heating, No Forward Chain
- Energy Efficiency Rating: 75 (C) (Expires: 06/12/2032)



OUTSIDE

Externally the property enjoys a driveway providing off road parking and a gravelled front garden and covered entrance porch. An up and over door gives access to the Integral Garage with power, lighting and housing the Glow worm gas combi boiler. The rear garden is a true highlight of the home. Gated side entry leads to this space which is pleasantly enclosed and thoughtfully landscaped to offer both relaxation and functionality. An extensive illuminated Veranda and decking area provides an exceptional outdoor entertaining space, perfect for al fresco dining, summer barbeques and family celebrations. Beyond lies a level lawn with ornamental fir trees, raised beds and outside tap creating a safe and attractive environment for children and pets alike.

SERVICES

Mains electricity, Gas, Water, Drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'C' (Shropshire Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool, proceed on the A483 north to Oswestry road for approximately 10 miles. Turn right in the centre of the village and proceed out of the village over the bridge, turning left at the mini-roundabout into the development. Bear around to the right and proceed straight ahead and No.36 is on the right.

What3words://habit.sliders.coverings

LAND REGISTRY NUMBER SL217973

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

BROADBAND AND MOBILE SIGNAL

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FLOORPLANS

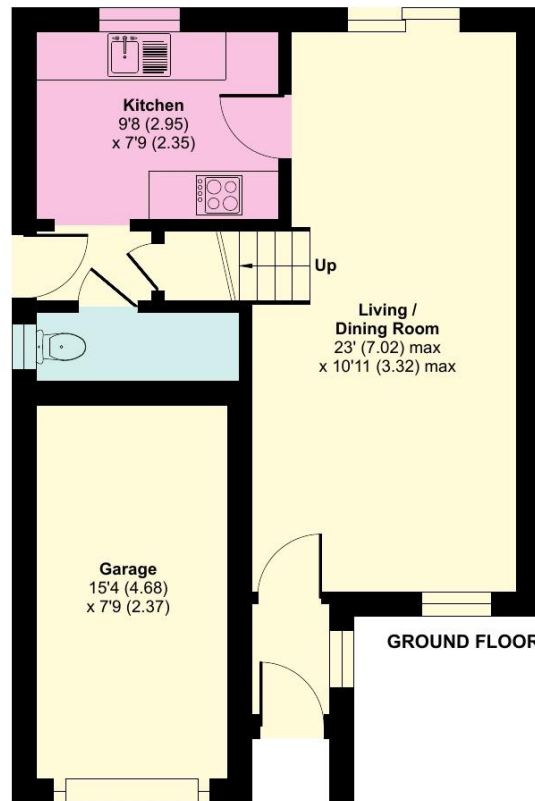
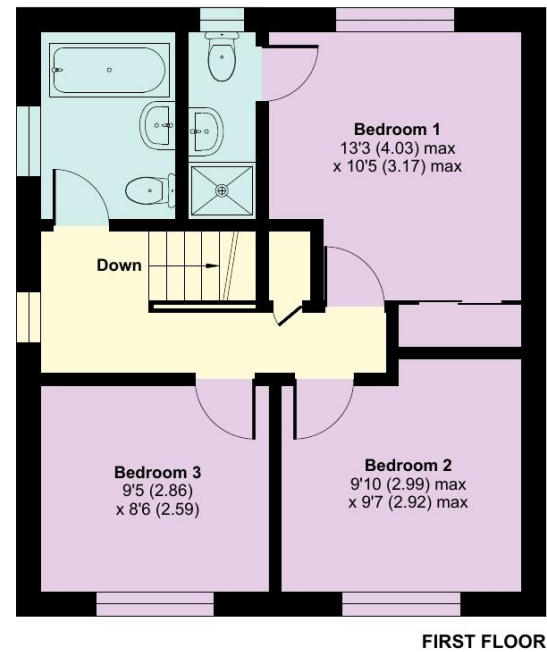
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Approximate Area = 849 sq ft / 78.9 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 970 sq ft / 90.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Morris Marshall & Poole. REF: 1406662



The Property
Ombudsman

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