

30 Heritage Way, LLanymynech, SY22 6LN

Shrewsbury & Country House Sales

MILLER EVANS



30 Heritage Way, LLanymynech, SY22 6LN

£200,000 Freehold

- Immaculately presented, modern, terraced house
- Living room, dining room, kitchen and cloakroom
- Master bedroom with en suite shower room
- Two further bedrooms and bathroom.
- Well stocked enclosed rear garden
- Driveway providing parking
- Pleasant location in village of Llanymynech
- No upward Chain





A neatly maintained and improved three-bedroom terraced property, pleasantly situated within the popular village of Llanymynech, conveniently located close to a range of excellent local amenities.

The property is well presented throughout and offers comfortable and well-proportioned accommodation comprising: entrance hall, cloakroom, good-sized living room, dining room and a well-appointed kitchen. To the first floor, is a master bedroom with en suite shower room, two further bedrooms and a family bathroom. Gas-fired central heating. Driveway providing parking. Private enclosed rear garden.


CAKE
beko











ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

LIVING ROOM
14'4" x 12'2"

DINING ROOM
8'8" x 7'2"
French doors to rear garden

KITCHEN
8'8" x 8'4"
Fitted with a range of matching wall and base units

Staircase rising from the entrance hall to First Floor Landing

MASTER BEDROOM
11'1" x 9'6"

EN SUITE SHOWER ROOM
2'6" x 7'2"
Shower cubicle, wash hand basin, wc

BEDROOM 2
8'7" x 9'6"

BEDROOM 3
8'1" x 6'0"

BATHROOM
5'7" x 6'0"
Panelled bath, wash hand basin, wc

GARDENS AND GROUNDS

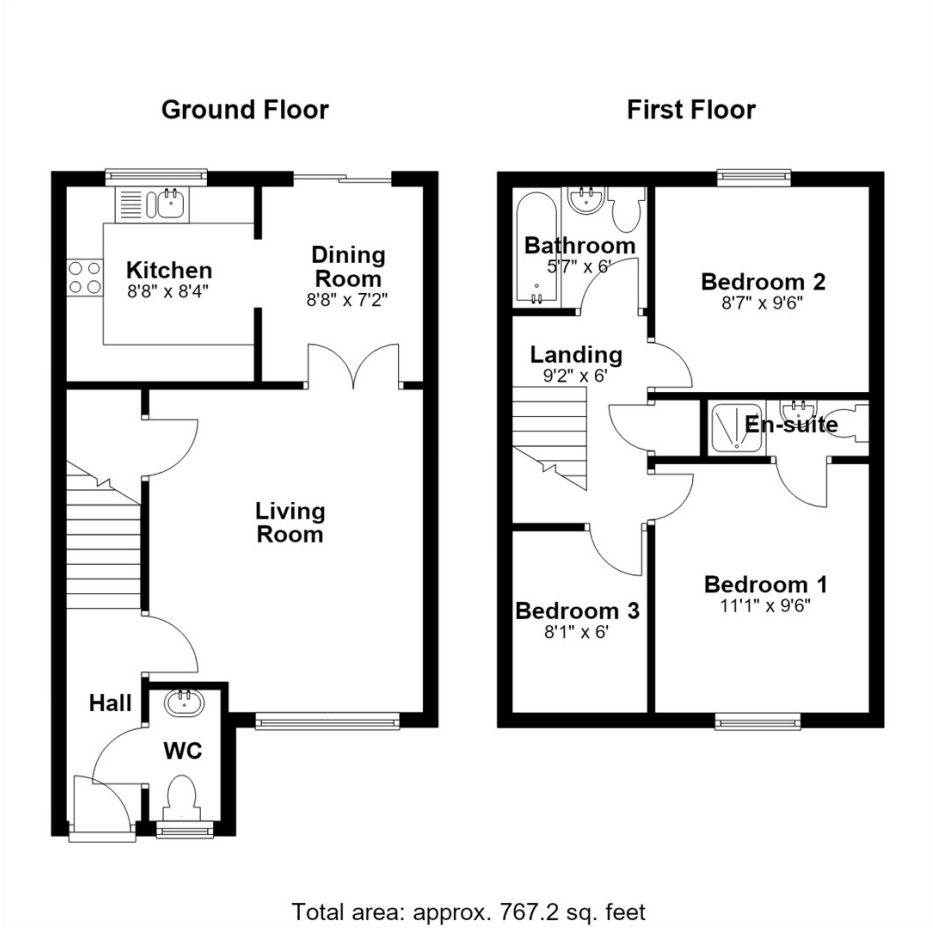
The property enjoys a neat forecourt to the front, providing off-road parking for two vehicles.

To the rear is a private, enclosed garden, predominantly laid to lawn and bounded by timber fencing, with a useful rear gateway providing access.



HOW TO GET THERE

When approaching from Shrewsbury take the A5 Nesscliffe By-pass. At the roundabout take the first exit signposted to Knockin (B4396). Continue through Knockin, turnig left signposed to Llanymynech (B4398). Continue through Maesbrook and into Llanymynech. At the mini-island, turn right into Heritage Way. The property can be found a short distance further along on the right-hand side.



Total area: approx. 767.2 sq. feet

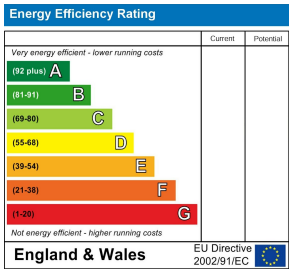
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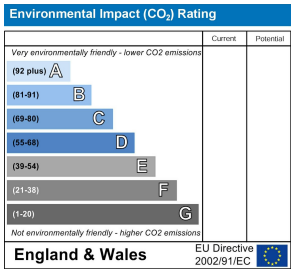
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IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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