

22 Bronwylfa, Llanymynech, SY22 6HD

£220,000

WOODHEAD
OSWESTRY SALES & LETTINGS

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Bedrooms: 3 **Bathrooms:** 1 **Receptions:** 1

Woodhead Sales & Lettings are delighted to present this spacious three-bedroom detached family home, occupying an elevated position within the highly regarded residential area of Bronwylfa, Llanymynech. Enjoying impressive far-reaching countryside views, extensive gardens and generous off-road parking, the property offers a wonderful combination of space, comfort and setting.

Well maintained throughout, the accommodation is bright, welcoming and ideally suited to modern family living. **A part-glazed entrance door opens into the hallway**, where wood flooring, a radiator and stairs to the first floor create a practical and inviting first impression.

The lounge is a generous and comfortable reception room, featuring wood flooring, a coved ceiling and a wall-mounted electric fire with a timber beam above. A large front-facing window takes full advantage of the property's elevated position, framing the beautiful rural views beyond.

The kitchen is fitted with a range of wall and base units, complementary work surfaces, a one-and-a-half bowl sink and drainer, cooker point, tiled flooring and ceiling spotlights. A window overlooks the rear garden, while the kitchen opens directly into the **dining room**, creating a sociable and practical space for family meals and entertaining.

The dining room provides a versatile second reception space and features a log burner-style stove with a brick surround, wood flooring, display shelving and a front-facing window enjoying further far-reaching views across the surrounding countryside.

A **separate utility room** offers additional wall and base units, a sink, storage cupboard and space and plumbing for a washing machine and fridge. A door provides direct access to the rear garden, making it a particularly useful addition for busy family life.

The **spacious ground-floor family bathroom** is fitted with a P-shaped panelled bath with mixer tap, glass screen and Triton electric shower. There is also a vanity wash basin, WC, heated towel rail, vinyl flooring, ceiling spotlights and windows to the side and rear.

Upstairs, the first-floor landing leads to **three well-proportioned bedrooms**. Bedroom one is a generous double room with a radiator and a front-facing window enjoying wonderful countryside views.

Bedroom two is another spacious double bedroom, also positioned to the front of the property and benefiting from the same impressive outlook. The room includes a radiator, built-in airing cupboard and access to the roof space.









Bedroom three is a comfortable and versatile room overlooking the rear garden, with a radiator and partially panelled walls. It would make an excellent child's bedroom, guest room, nursery or home office.

Outside, the **extensive gardens** are a particular highlight and offer plenty of room for children to play, keen gardeners to indulge their passion or the whole family to enjoy outdoor dining and entertaining. Generous parking provides ample space for residents and visitors alike.

With its spacious layout, beautiful views, generous gardens and sought-after location, this attractive detached home presents an excellent opportunity for families looking to settle in a peaceful yet convenient setting. Early viewing is highly recommended to fully appreciate everything the property has to offer.

Directions: From the Woodhead Sales & Lettings office at 12 Leg Street, Oswestry, proceed along Leg Street and continue onto Salop Road. At the Mile End roundabout, take the exit signposted for Welshpool and continue along the A483. Proceed through Morda and continue towards Llanymynech, passing through the village of Pant. Turn right onto Red Lane and follow the road uphill. Take the first left onto Bronwylfa, where the property will be found on the right-hand side.

What2words: ///suppose.caressing.debt

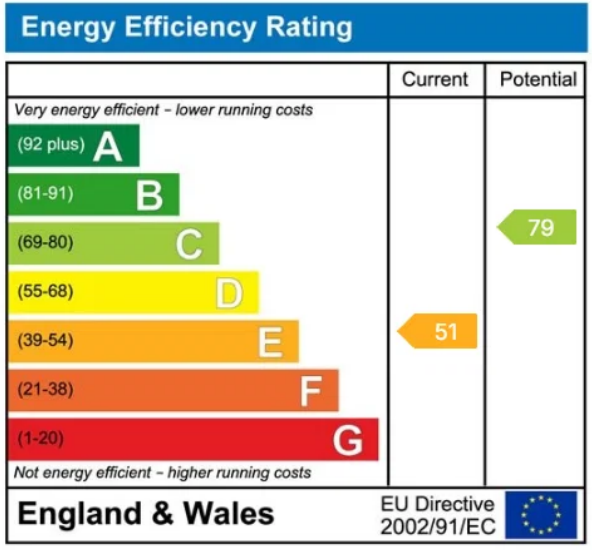
Tenure: The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes: Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for **Anti-Money Laundering (AML)** qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.







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