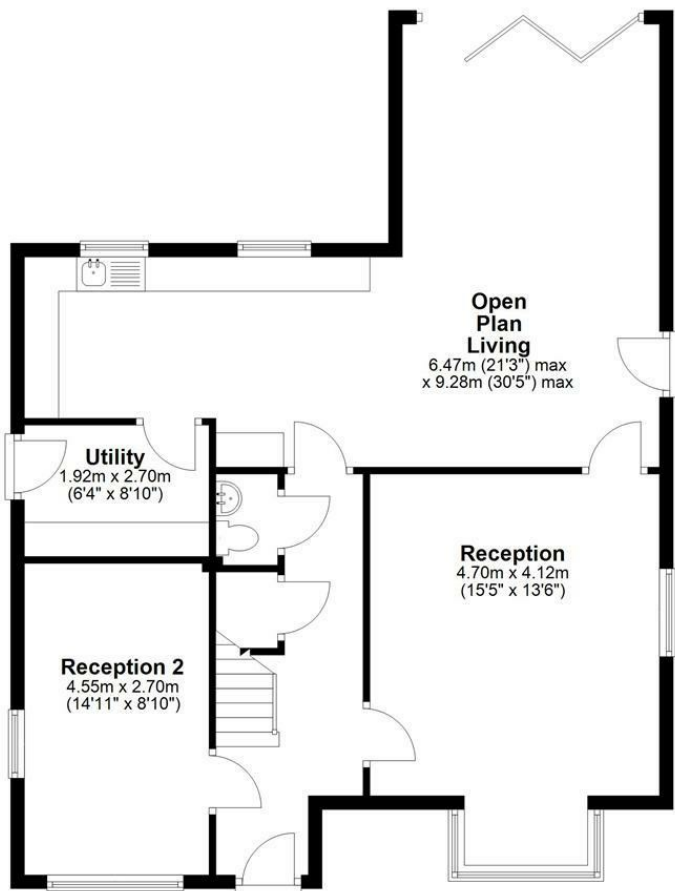
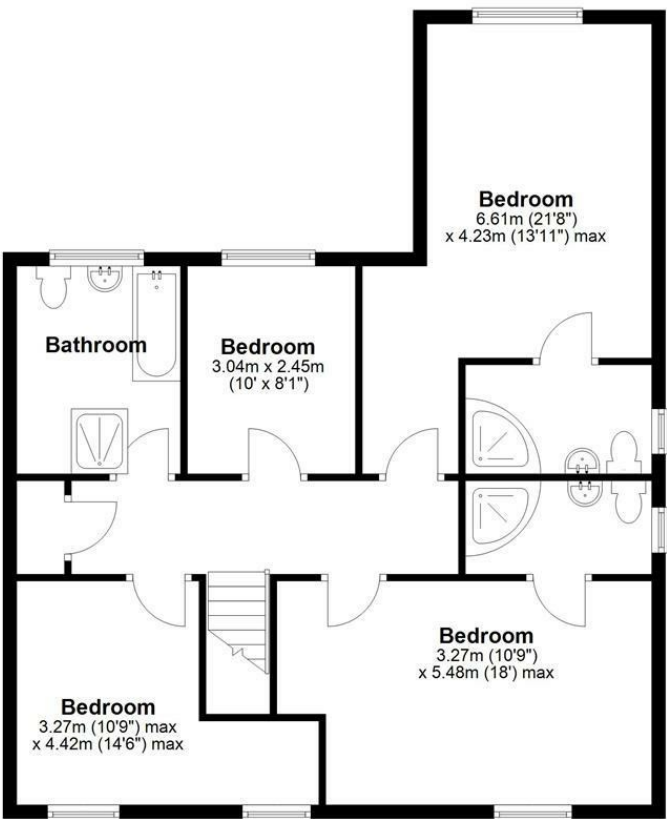


WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor



First Floor



Total area: approx. 174.4 sq. metres (1877.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

9 Breiddan View



9 Breidden View, Llansantffraid-Ym-Mechain, SY22 6FL

£495,000

Woodhead Sales and Lettings are delighted to present this luxury spacious brand new detached family home in Breidden in the charming village of Llansantffraid-Ym-Mechain. This property offers a perfect blend of modern living and spacious comfort. Built in 2024, the property boasts an impressive 2,067 square feet of well-designed space, making it an ideal family home.

Upon entering, you will find three generous reception rooms, providing ample space for relaxation and entertainment. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge, a formal dining room, or a vibrant playroom for the children. The layout encourages a warm and inviting atmosphere, perfect for hosting gatherings or enjoying quiet evenings at home.

The property features four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. With three modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Directions

From Woodhead office proceed from town to A483 towards Welshpool. at the Llynclys crossroads turn right towards Llansantffraid. At arrival to the village the new small development will be viewed on the left

Property features

The developer has completed to a high spec finish to the property including: fantastic floor plan to main receptions; under floor heating to ground floor; oak staircase with glass panelling; integral quality 'white' goods to the Kitchen; safety sprinkler system; CCTV; alarm; high quality bathroom fittings; UPVC doors and windows in agate grey externally, white internally; garage with insulated electric roller doors, landscaped gardens and driveway.

Hallway

6.176 x 2.262 (20'3" x 7'5")

The property is entered into the Hallway, completed with wooden engineered flooring, oak staircase with glass panels, under stairs cupboard and guest cloakroom

Guest Cloakroom

1.754 x 1.381 (5'9" x 4'6")

Wooden engineered flooring, Low level WC, hand basin and extractor fan

Kitchen/ Dining room

5.458 x 3.299 (17'10" x 10'9")

Rear aspect windows and patio doors, range of eye and base units, Quartz worktops and upstands, Neff integral fridge freezer, dishwasher, wine cooler, hob and extractor, ovens, sink and mixer tap and wood engineered flooring



Utility Room

1.932 x 2.147 (6'4" x 7'0")

Side aspect door and window, worktop with sink and mixer tap. space for washing machine and dryer. eye level cupboards



Lounge

5.689 x 4.456 (18'7" x 14'7")

Front aspect bay and side aspect window, wooden engineered flooring



Office/Playroom

5.738 x 2.980 (18'9" x 9'9")

Front and side aspect windows and patio doors, wooden engineered flooring

Landing

At the top of the carpeted stairs is loft hatch and ladder, large airing cupboard with pressurised hot water tank and access to the rooms

Bedroom 1

6.465 x 4.230 (21'2" x 13'10")

Rear aspect windows, fitted carpet, double panel radiator with thermostatic valve



En-suite

1.421 x 3.293 (4'7" x 10'9")

Side aspect frosted window, engineered wooden flooring, shower cubicle, hand basin, low level WC and heated towel rail

Bedroom 2

5.023 x 3.303 (16'5" x 10'10")

Front aspect windows, double panel radiator with thermostatic valve, fitted carpet



En-suite

1.417 x 3.347 (4'7" x 10'11")

Side aspect frosted window, shower cubicle, low level WC, hand basin, wooden engineered flooring and heated towel rail

Bedroom 3

3.542 x 4.625 (11'7" x 15'2")

(including alcove) Front aspect windows, double panel radiator with thermostatic valve and fitted carpet

Bedroom 4

3.410 x 2.433 (11'2" x 7'11")

Rear aspect windows, double panel radiator with thermostatic valve and fitted carpet

Family Bathroom

3.354 x 2.429 (11'0" x 7'11")

Rear aspect Frosted windows, bath, shower cubicle, heated towel rail., wood engineered flooring, hand basin and low level WC



Detached Garage

6.331 x 3.363 (20'9" x 11'0")

Electric roller doors, power and lighting, wooden engineered flooring

Front Garden

Lawn and driveway for several cars,

Rear Garden

Patio and lawn to boundary fence. Air source heat pump



TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: air source heat pump central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

COUNCIL TAX

The council tax band for the property is 'to be established' and the local authority is Powys.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.