

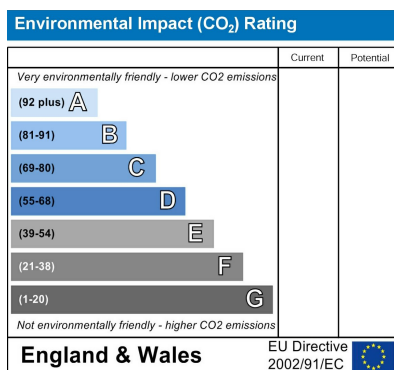
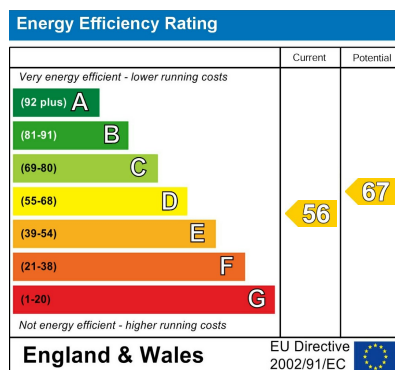


**WOODHEAD**  
OSWESTRY SALES & LETTINGS



Total area: approx. 261.5 sq. metres (2814.8 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

2 Breidden Court BB



## 2 Breidden Court, Llanymynech, SY22 6NY

### Offers in the region of £565,000

Situated in the charming area of Breidden Court, Four Crosses, Llanymynech, this delightful detached bungalow offers a perfect blend of comfort and space. With four generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The bungalow boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a quiet reading nook, this home caters to all your needs.

With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring convenience for all residents. The layout of the property promotes a sense of privacy and tranquillity, making it a perfect retreat after a long day.

Parking is never a concern here, as the property accommodates up to four vehicles, making it ideal for families with multiple cars or for hosting visitors.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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**Entrance Hall**  
2.490 x 5.382 (8'2" x 17'7")  
Enter this address through UPVC half glazed door. The Hallway bends throughout the address, with fitted carpet flooring and 2 airing cupboards



**Guest cloakroom**  
Wood effect flooring, hand basin, low level WC, extractor fan and radiator with thermostatic valve

**Lounge**  
7.164 x 5.842 (23'6" x 19'1")  
Front aspect windows, radiator with thermostatic valve, fitted carpet, vaulted style ceiling and fireplace with electric fire



**Dining room**  
3.518 x 3.226 (11'6" x 10'7")  
Rear aspect patio doors, radiator with thermostatic valve and fitted carpet



**Conservatory**  
5.824 x 3.565 (19'1" x 11'8")  
Rear aspect room, tiled floor, radiator with aircon and power and lighting,  
**Kitchen / Breakfast room**  
6.020 x 4.693 (19'9" x 15'4")  
Rear aspect doors and windows, 1 1/2 bowl sink with mixer, tiled floor, hob and split oven, skirting board lighting, integral dishwasher, space for fridge freezer and micro wave.



**Loft**  
Large hatch and part boarded flooring  
**Bedroom 1**  
4.297 x 5.268 (14'1" x 17'3")  
Rear aspect windows, radiator with thermostatic valve, 2 built in cupboards and fitted carpet



**Bedroom 2**  
3.023 x 5.575 (9'11" x 18'3")  
Side aspect windows, radiator with thermostatic valve, built in cupboards



**Ensuite**  
1.499 x 2.938 (4'11" x 9'7")  
Rear aspect frosted windows, shower cubicle, hand basin, radiator with therm ostatic valve, low level WC and wood effect flooring



**Ensuite**  
1.812 x 2.474 (5'11" x 8'1")  
Side aspect frosted windows, shower cubicle, low level WC, radiator with thermostatic valve

**Bedroom 3**  
3.856 x 2.922 (12'7" x 9'7")  
Side aspect windows, radiator with thermostatic valve, fitted carpet and built in cupboards

**Bedroom 4**  
3.161 x 3.831 (10'4" x 12'6")  
Side aspect windows, radiator with thermostatic valve and fitted carpet,

**Family bathroom**  
2.402 x 2.986 (7'10" x 9'9")  
Front aspect frosted windows, Corner bath, shower cubicle, tiled walls, hand basin and low level WC,



**Double Garage**  
5.979 x 6.112 (19'7" x 20'0")  
Electric up and over door, stainless steel sink with taps, worktop with space for washing machines and oil fired bioler

**Gardens**  
Patio, deep boarders, metal shed and lawn. access and paths along both sides



**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: oil 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 'F' 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.