

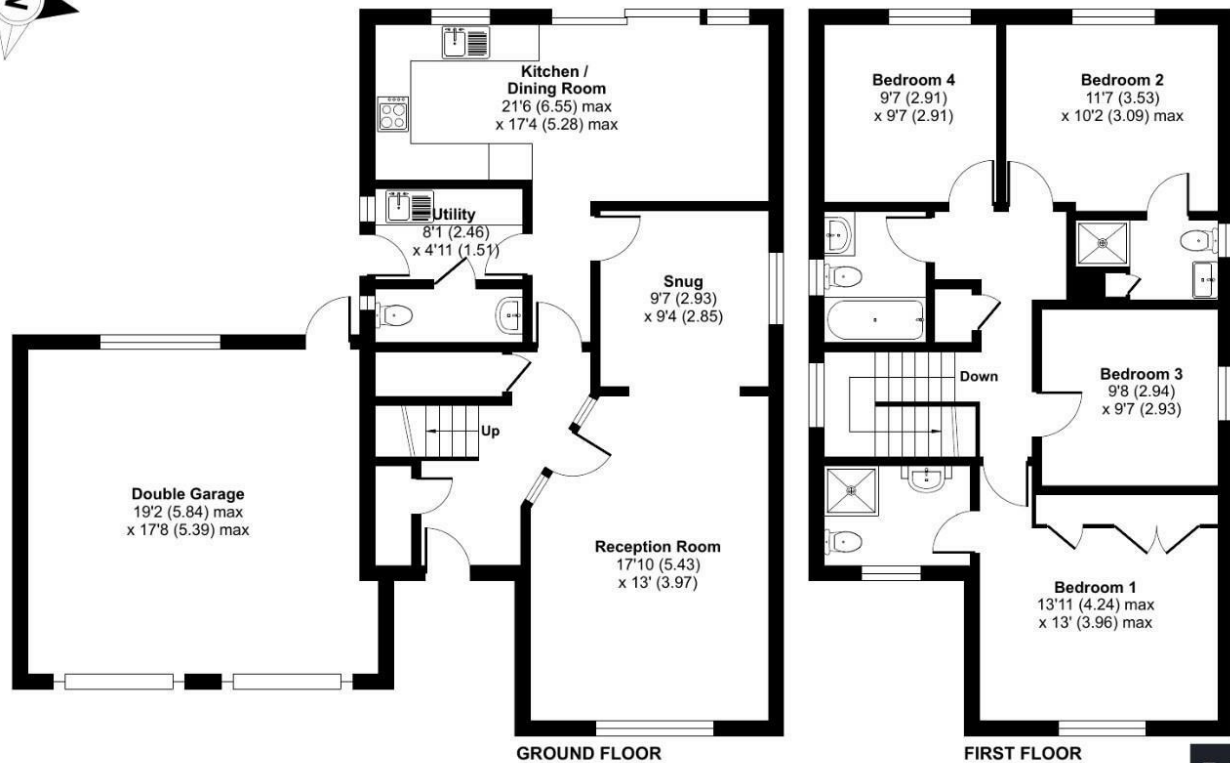
FOR SALE

10 Naylor Fields, Arddleen, Llanymynech, SY22 6TY

Halls 1845



Approximate Area = 1488 sq ft / 138.2 sq m
Garage = 326 sq ft / 30.2 sq m
Total = 1814 sq ft / 168.4 sq m
For identification only - Not to scale



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1278287

FOR SALE

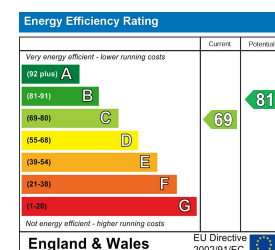
Offers in the region of £380,000

10 Naylor Fields, Arddleen, Llanymynech, SY22 6TY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This four bedroom family home has been very well maintained by the current owner and comprises entrance hall, generous lounge, dining room, refitted kitchen/breakfast room with patio door leading into the well stocked rear garden, utility, W.C., landing, master bedroom with built in wardrobes and ensuite, bedroom two with ensuite, two further bedrooms and family bathroom. Externally the property has off road parking, twin garage and to the rear the garden is well stocked with a wide variety of trees and shrubs. The property benefits from double glazing, oil fired central heating and high standard of presentation both inside and out.



01938 555 552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



OnTheMarket.com



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01938 555 552



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



- Well maintained four bedroom family home
- High standard of presentation both inside and out
- Generous lounge, dining room and refitted kitchen/breakfast room
- Bedrooms with varying ensuites, built-in wardrobes and family bathroom
- Well stocked garden, off road parking and twin garage
- The property benefits from double glazing, oil fired central heating

Timber entrance door with frosted double glazed side windows leading into

Entrance Hall

Turn staircase off, glazed doors with side windows leading into lounge, radiator, cloaks cupboard, telephone point, under stair storage cupboard.

Lounge

Double glazed window to the front elevation, radiator, inset living flame gas fire, television point, archway into

Snug

Double glazed window to side, radiator.

Kitchen/ Breakfast Room

Re-fitted with a modern range of wall and base units with laminate roll top work surfaces, electric twin oven, electric hob, stainless steel extractor canopy, under unit lighting, sink drainer unit with mixer tap, integrated fridge and dishwasher, wood laminate floor covering, double glazed window to rear, tiled splashbacks.

Dining Area

Wood laminate floor covering, radiator, double glazed patio doors and window to rear elevation.

Utility Room

Stainless steel sink drainer unit with mixer tap, base units, laminate work surfaces, plumbing and space for washing machine, space for fridge, tiled splashbacks, wood laminate floor covering, extractor fan, double glazed door to side elevation, radiator.

W.C.

Low level W.C., wash hand basin set on vanity unit with storage cupboard under, radiator, wood laminate floor covering, frosted double glazed window to the side elevation, extractor fan.

Landing

Radiator, loft access, smoke alarm, double glazed window to the side elevation, airing cupboard.

Bedroom One

Double glazed window to the front elevation, radiator, three built-in wardrobes with hanging rails and shelving above.

Ensuite

Walk-in shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., radiator, wood laminate floor covering, heated towel rail, frosted double glazed window to front elevation, recess spotlights, extractor fan, fully tiled walls, mirror vanity unit with lights, shelving unit.

Bedroom Two

Double glazed window to rear, radiator.

Ensuite

Walk-in shower, pedestal wash hand basin, low level W.C., tiled walls, radiator, frosted double glazed window to side elevation, extractor fan, recess spotlights, shelved storage cupboard.

Bedroom Three

Double glazed window to side elevation, radiator.

Bedroom Four

Double glazed window to rear elevation, radiator, built-in desk with drawer unit, shelving.

Bathroom

Bath with low level W.C., wash hand basin set on vanity unit with storage cupboard under, wood laminate floor covering, tiled walls, radiator, recess spotlights, extractor fan.

Externally

The property has tarmac off-road parking, lawned area with stocked borders, gates to the side elevation, entrance canopy with courtesy light, twin garage with up and over doors. There is a rear access door to the twin garage housing oil fired boiler with power, light and shelving. To the side of the property, there is paved patio area, tap, courtesy light, lawn, well stocked borders with a wide variety of trees and shrubs, oil tank. To the rear there is a further patio area, lawn, stocked borders, timber fence surround and further paved area to the side of the property.

Services

Mains electricity, water and drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY22 6TY

What3Words Reference is furniture.freedom.gazed

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com