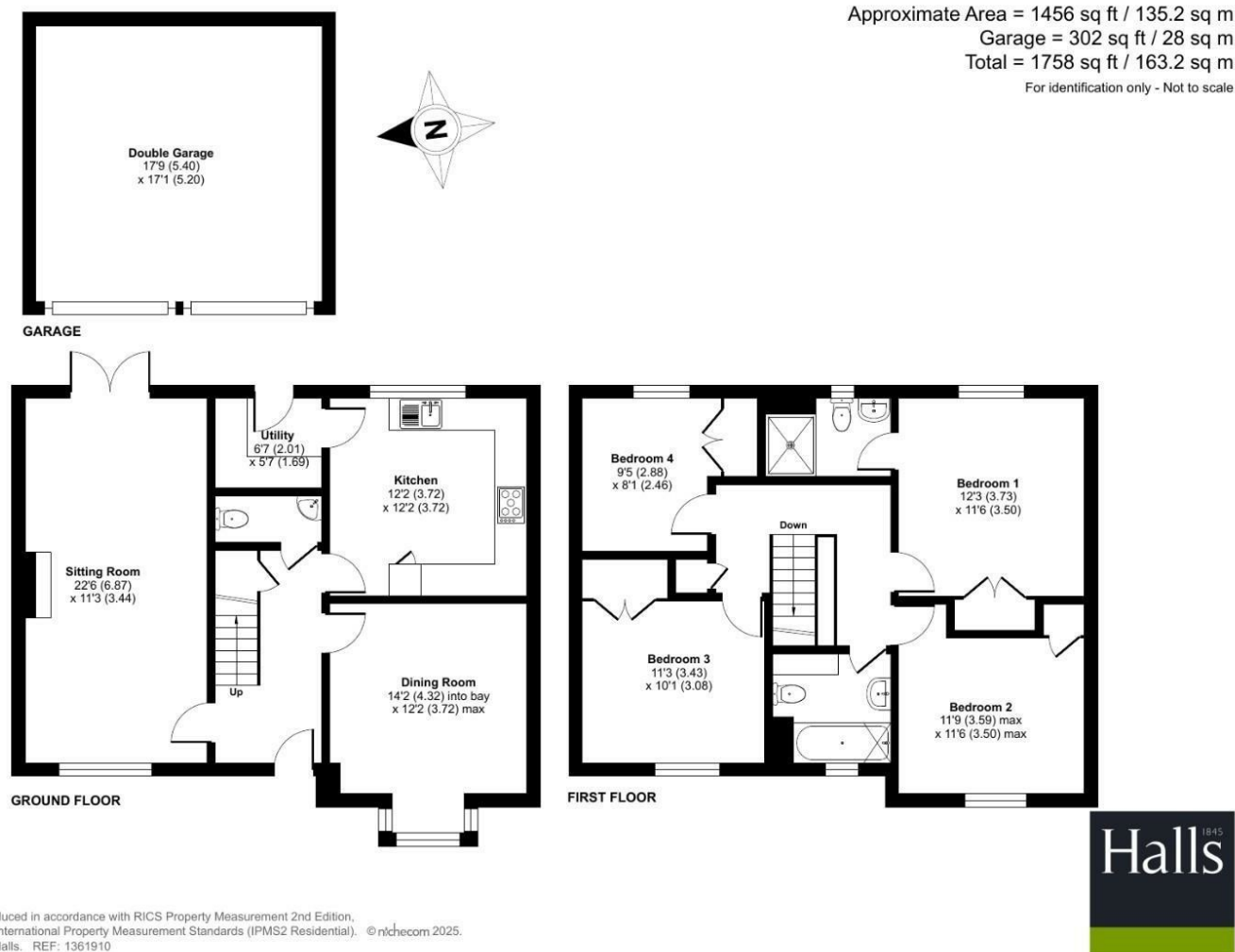


FOR SALE

25 Orchard Croft, Llandrinio, Llanymynech, Powys, SY22 6US



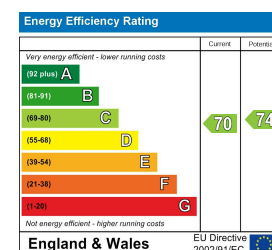
FOR SALE

Offers in the region of £375,000

25 Orchard Croft, Llandrinio, Llanymynech, Powys, SY22 6US

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1361910

Energy Performance Rating



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.



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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Situated in an enviable position on the development, this four bedroom executive detached house has lovely rural farmland views to the rear and is situated close to Shrewsbury, Oswestry and Welshpool. The well presented accommodation comprises of an entrance hall, W.C., generous lounge, dining room, kitchen/breakfast room, utility room, landing, principal bedroom with ensuite, three further generous bedrooms (all of which have built in wardrobes) and family bathroom. The property has off road parking, twin garage, well stocked and well maintained gardens, oil fired central heating and double glazing.



hallsgb.com

01938 555552

Residential / Fine Art / Rural Professional / Auctions / Commercial



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well presented four bedroom detached home
- Enjoys lovely rural farmland views to the rear
- Conveniently located near Shrewsbury, Oswestry, and Welshpool
- Generous bedrooms all with built in wardrobes
- Well-stocked and well-maintained gardens
- Ample off road parking and twin garage

Frosted double glazed entrance door leading into

Entrance Hall
Tiled floor, radiator, stairs off, smoke alarm, under stairs storage cupboard.

W.C.
Low level W.C., wall mounted wash hand basin, radiator, tiled floor, part tiled walls, extractor fan.

Lounge
Double glazed window to front elevation, double glazed French doors leading to rear paved entertaining area, electric feature fire with polished granite hearth and backing and decorative timber surround, two wall light points, two radiators, television point, telephone point.

Dining Room
Double glazed box bay window to front elevation, radiator.

Kitchen/ Breakfast Room
Fitted with a range of shaker style wall and base units with laminate work surfaces, electric NEFF oven and hob, stainless steel extractor canopy, tiled splashbacks, under unit lighting, double glazed windows to rear elevation, integrated dishwasher and fridge freezer, radiator, tiled floor, stainless steel sink drainer unit with mixer tap.

Utility Room
Fitted with wall units and laminate work surfaces, plumbing and space for washing machine and tumble dryer, Worcester oil fired boiler, tiled floor, frosted double glazed rear access door, tiled splashbacks, extractor fan.

Galleried Landing
Loft access, smoke alarm, airing cupboard.

Principal Bedroom
Double glazed window to rear elevation with farmland views, radiator, built in double wardrobe.

Ensuite
Walk in double shower, heated chrome towel rail, low level W.C., pedestal wash hand basin, tiled walls and floor, frosted double glazed window to rear elevation, extractor fan.

Bedroom Two
Double glazed window to front elevation, built in double wardrobe, radiator.

Bedroom Three
Double glazed window to front elevation, built in single wardrobe, radiator.

Bedroom Four
Double glazed window to rear elevation, built in double wardrobe, radiator, telephone point, television point.

Family Bathroom
Fitted with a white suite comprising of bath with shower over, pedestal wash hand basin, low level W.C., heated chrome towel rail, frosted double glazed window to front elevation, part tiled walls, tiled floor, extractor fan.

Externally
To the front, the property has block paved off road parking, twin garage with up and over doors, power and light, lawned area, stocked borders, entrance canopy, courtesy light and pedestrian access gate providing access to rear garden. To the rear, there is a paved patio seating area, well stocked borders, tap, courtesy light, gravelled area, lawn, oil tank and storage.

Services
Mains electricity, water, drainage and oil central heating 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'

Directions
Postcode for the property is SY22 6US

What3Words Reference is foggy.safety.explains

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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