

# 9 Parc Bronhyddon Llansantffraid SY22 6DZ



5 Bedroom House - Detached  
Asking Price £499,950

## The features

- IMPRESSIVE 5 BEDROOM DETACHED HOME
- SPACIOUS AND VERSATILE ACCOMMODATION
- EXCELLENT FAMILY KITCHEN/DINING ROOM WITH APPLIANCES, UTILITY
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL.
- BORDERED BY OPEN FARMLAND
- LOUNGE, SITTING/FAMILY ROOM, LARGE GARDEN ROOM
- PRINCIPAL AND GUEST BEDROOMS EACH WITH EN SUITES
- AMPLE PARKING, DOUBLE GARAGE AND LARGE GARDEN



\*\*\* A FABULOUS 5 BEDROOM DETACHED HOME - VIEWING ESSENTIAL \*\*\*

An excellent opportunity to purchase this beautifully presented home provides spacious and versatile accommodation, perfect for today's modern lifestyle - a growing family, those who work from home or love to entertain.

Occupying an enviable position in this popular self sufficient village, ideally placed for commuters with ease of access to Shrewsbury, Oswestry and Welshpool.

The accommodation briefly comprises, impressive Reception Hall, Sitting Family Room, Lounge with feature log burner, fabulous open plan Kitchen/Dining Room, large Garden Room with feature newly installed log burner, Utility and contemporary re-fitted Cloakroom. Principal Bedroom with re-fitted en suite, Guest Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, large double Garage and good sized rear garden bordered by farmland.

VIEWING ESSENTIAL.

## Property details

### LOCATION

Occupying an enviable position on the edge of Llansantffraid providing easy access to Oswestry, Shrewsbury and Welshpool. The village of Llansantffraid has a school, petrol station, convenience stores, public houses, shops, veterinary surgery and restaurant. Easy access to the larger market towns of Oswestry and Llanfyllin which are located approximately 8 miles in either direction where there is a wider selection of schools, shopping and leisure facilities. Llansantffraid is ideally situated for accessing the main road networks yet offers delightful countryside living.

### RECEPTION HALL

A fabulous entrance naturally well lit from a full height window overlooking the front, oak parquet flooring, useful under stairs cloaks cupboard, radiator.

### CLOAKROOM

with newly fitted contemporary suite comprising wall mounted sink set into wooden vanity bar, concealed WC. Complementary tiled surrounds, period style radiator. Window to the side.

### SITTING/FAMILY ROOM

A great multi purpose room with window to the front, radiator.

### LOUNGE

A lovely room feature central inglenook style fireplace housing cast iron log burner with wooden lintel over, windows to either side of chimney breast. Oak parquet flooring, media point, radiators. Double oak sliding doors to

### FABULOUS LIVING/DINING/KITCHEN

The perfect space for those who love to cook and entertain. The Kitchen is comprehensively fitted with range of cream fronted shaker style units incorporating undermount sink with mixer taps set into double base cupboard. Further range of cupboards and drawers with solid wooden work surfaces over and having integrated dishwasher with matching fascia panel, space for range style cooker with extractor hood over and integrated fridge/freezer to the side. Matching range of eye level wall units with concealed lighting beneath and large breakfast island with overhang seating area, range of storage cupboards and drawers and fitted wine cooler. Large picture window overlooking the garden, space for American style fridge freezer, recessed ceiling lights, double opening doors to the hall and opening to

### IMPRESSIVE GARDEN ROOM

An excellent addition and offering space for great multi purpose and all year round use with solid roof. Being of brick and sealed unit double glazed construction and having feature newly installed cast iron circular log burner, media point, tiled flooring with underfloor heating. French doors to the garden.

### UTILITY ROOM

with continuation of units to complement the Kitchen with single drainer sink set into triple base unit with work surfaces over and space for appliances. Tiled flooring, radiator, window to the front and door to the side.

### FIRST FLOOR LANDING

From the Reception Hall, staircase with half Landing leads to the First Floor Galleried style Landing with full height window overlooking the front from which there are stunning distant views over the hills.

### PRINCIPAL BEDROOM

An excellent sized room with window to the rear with outlook over adjacent farmland. Built in wardrobe and additional wardrobe recess, media point, radiator.

### EN SUITE SHOWER ROOM

A well appointed room with newly fitted suite comprising large shower cubicle with direct mixer shower unit and drench head, wash hand basin and concealed WC. Complementary tiled surrounds, heated towel rail and recessed ceiling lights.

### GUEST BEDROOM

another generous room with window to the front with lovely views, radiator.

### EN SUITE SHOWER ROOM

with large shower cubicle, direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

### BEDROOM 3

with window to the rear with views over open farmland, radiator.

### BEDROOM 4

again with window to the rear with open aspect, radiator. Range of fitted wardrobes.

### BEDROOM 5/HOME OFFICE

with window to the front with lovely open aspect, radiator.

### FAMILY BATHROOM

with suite comprising shaped panelled bath with

direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

## **OUTSIDE**

The property is approached over large driveway providing parking for numerous cars and leading to the detached DOUBLE GARAGE with twin up and over electrically operated doors, power and lighting and personal door to the side.

The Front Garden is laid to lawn, side pedestrian access to the good sized enclosed Rear Garden with good sized sun terrace perfect for outdoor dining. The Garden is laid to lawn and enclosed with brick walling and fencing and is bordered by farmland.

## **GENERAL INFORMATION**

### TENURE

We are advised the property is Freehold .

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

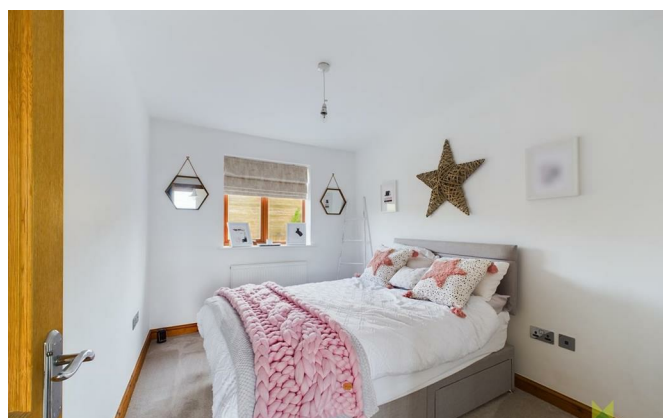
### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





MONKS



## 9 Parc Bronhyddon, Llansantffraid, SY22 6DZ.

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Asking Price £499,950





Approximate total area<sup>1)</sup>  
2462.27 ft<sup>2</sup>  
228.75 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Oswestry office

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Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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