

# Town & Country

Estate & Letting Agents



**1 Breidden View, Llansantffraid, SY22 6AX**

**£315,000**

Town and Country are delighted to market this stunning, detached new build home on the edge of the charming village of Llansantffraid. This modern property boasts two reception rooms, three bedrooms, and a large contemporary kitchen and offers ample outdoor space to both the front and rear. With a high specification finish constructed by a reputable local developer, this property is designed to impress.

Don't miss the opportunity to make this house your home - viewing is highly recommended to truly appreciate all that this property has to offer.

### Directions

From Oswestry proceed along the A483 towards Llynclys. On reaching the Llynclys crossroads turn right sign posted Llansantffraid. Turn left and continue until reaching the village of Llansantffraid. The new Development will be viewed on your left hand side identified by our board.

### The Location

The Border Village of Llansantffraid is thriving with a school, doctors surgery, public house and shops and good road links. The nearby market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows for travelling to Shrewsbury, Telford, Chester, The Wirral and beyond.

### About The Developer

This property built by local developers Mark Evans Construction offers contemporary, flexible accommodation built to a very high standard with great attention to detail. Mark Evans Construction is a family managed building company established in 1992. They pride themselves on using the very best quality materials along with high quality workmanship to create exceptional homes.

### The Property Specification

The property features include;

- \* Elegant Reception Hall
- \* Solid Oak Engineered Doors throughout
- \* Fantastic open plan Kitchen/Dining Room/Family Room
- \* Oak Staircase with Glass Panelling
- \* High Quality flooring throughout
- \* Three Bedrooms
- \* Fully fitted Kitchen
- \* The best quality Neff Appliances including Slide and Hide oven, Combination Microwave, Warming drawer
- \* Integral Dishwasher & Fridge Freezer
- \* Quartz worktops and upstands in the kitchen and utility room
- \* Stairs, Landing and Bedrooms all carpeted with high quality carpets
- \* Loft hatches with Drop down ladder and light installed to the loft space
- \* uPVC windows with agate grey foil finish to the exterior and white to the inside
- \* Bi Fold doors to the rear in Kitchen/Dining/Family Room
- \* Front, Rear and Side doors in Anthracite grey
- \* Slate roof
- \* CCTV & Alarm System installed
- \* Garage with insulated electric roller doors
- \*'Grant' air source heat pump
- \* Under Floor Heating to the ground floor & Radiators upstairs
- \* High Quality Bathrooms with the best quality fittings

- \* Rural Location
- \* Generous Driveway
- \* Fibre Broadband installed
- \*EPC Rated B
- \*Safety Sprinkler System installed in each room

### Accommodation Comprises:

#### Entrance Hall



#### Living Room 13'5" x 11'10" (4.11m x 3.61)



**Open Plan Kitchen/Dining Room/Snug 17'7" x 11'8" and 11'10" x 10'2" (5.36m x 3.56m and 3.61m x 3.12m)**



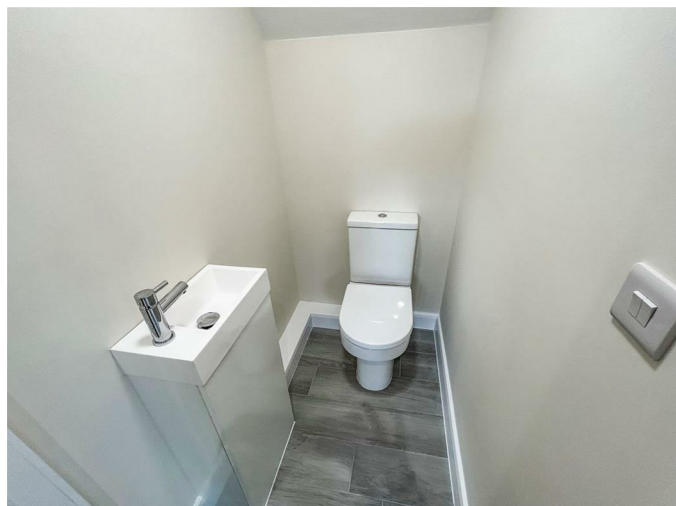
**Additional Photograph**



**NEFF Appliances**



**Cloakroom**



**Store/Utility Room 8'11" x 6'3" (2.72m x 1.93m)**

**First Floor Landing**

**Bedroom One 11'6" x 8'2" (3.53m x 2.51m)**



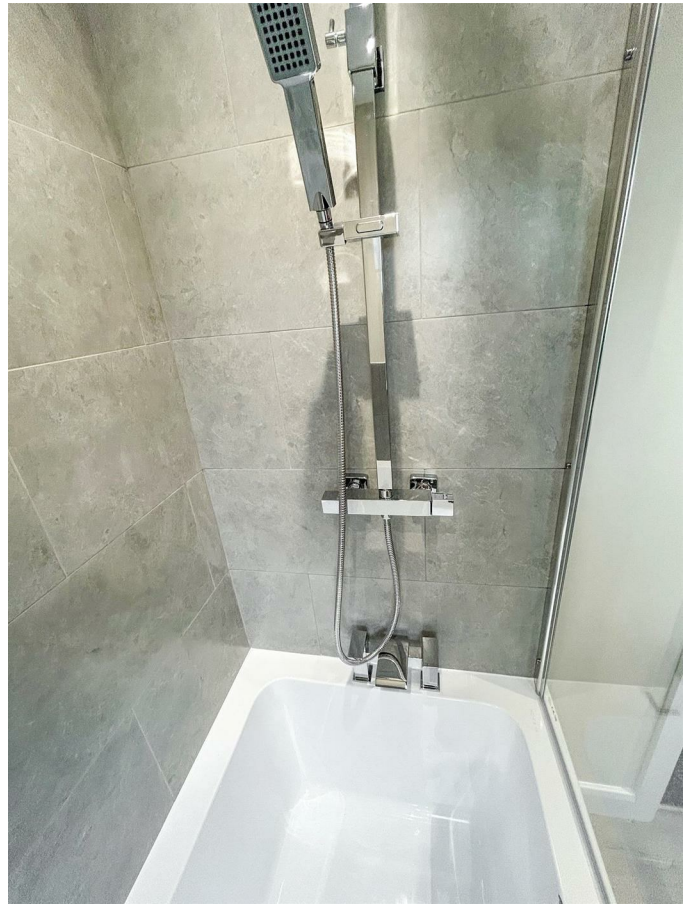
**Bedroom Two 9'10" x 7'8" (3.02m x 2.36m)**



**Bedroom Three 7'10" x 6'9" (2.39m x 2.06m)**



**Additional Photograph**



**Family Bathroom**



**To The Outside:**

**To The Front**



## To The Rear



## Additional Photograph



## Aerial Photograph Of The Development



## Additional Photograph



## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

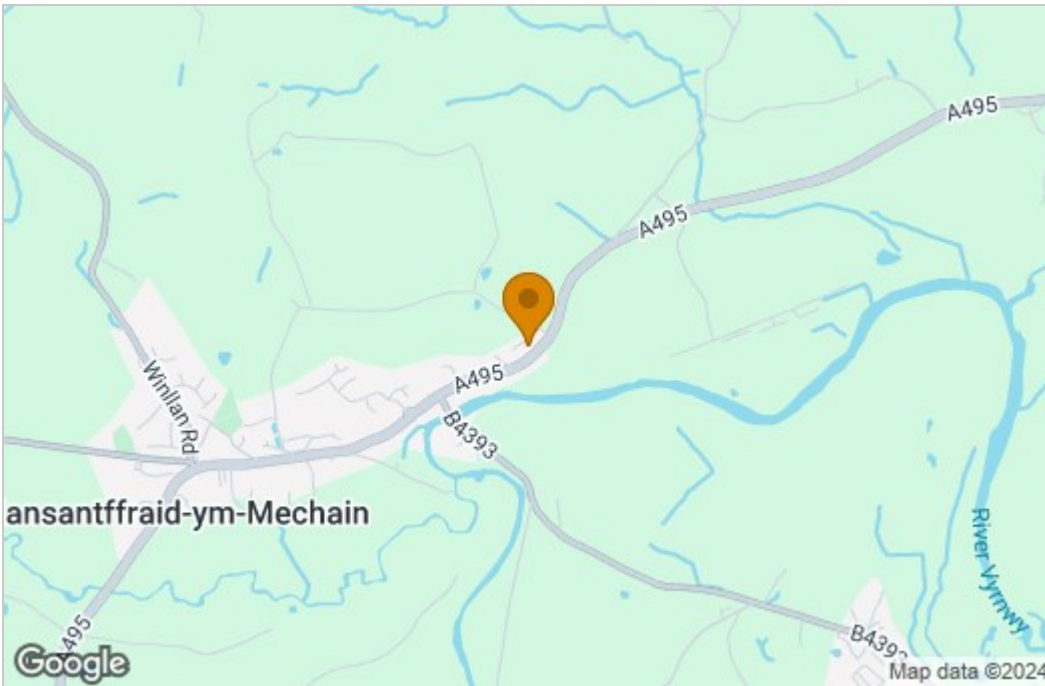
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

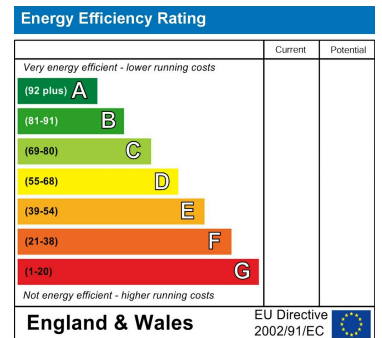
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
 Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk