

Town & Country

Estate & Letting Agents



3 Naylor Fields, Arddleen, SY22 6TY

Offers In The Region Of £240,000

Nestled in the charming Naylor Fields, Arddleen, this beautifully presented semi-detached family home offers a perfect blend of modern living and comfort. Situated in a desirable cul-de-sac, the property boasts a tranquil setting, ideal for families seeking a peaceful environment. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that each area flows seamlessly, making it perfect for both family gatherings and quiet evenings at home. The property features three generously sized bedrooms, providing plenty of room for family members or guests. The bathroom is well-appointed, catering to the needs of a modern family. Additionally, the home benefits from parking for two vehicles, ensuring convenience for residents and visitors alike. This lovely property is not only spacious but also situated in a sought-after location within easy reach of Oswestry, Welshpool and Shrewsbury, making it an excellent choice for those looking to settle in a friendly community. With its modern features and appealing aesthetics, this property is sure to attract interest from families and individuals alike. In summary, this delightful home in Naylor Fields is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a lovely setting. Do not miss the chance to make this charming property your own.

Directions

From our office proceed up Willow street and turn left at the crossroads and follow the road around to the main traffic lights then turn right onto Morda Road and proceed through Morda Village and join the A483. Follow the road through the villages of Pant and Llanymynech and at the roundabout take the second exit onto the B4392 at the Horseshoe turn right, then first left and left again to come onto Naylor Fields. The property will be identified by our board.

Accommodation comprises

Entrance Hall

The entrance hall has a door to front and doors leading to the lounge and the cloakroom.

Cloakroom

The cloakroom has oak flooring, low level WC, wash hand basin with a mixer tap, window to the front and radiator.

Lounge 15'1" x 13'8" (4.61m x 4.18m)



The bright lounge has a window to the front, radiator, oak flooring and archway to the dining room. There is a focal electric fire and a door leading to the inner hallway.

Additional photo



Dining Room 9'0" x 9'11" (2.76m x 3.03m)



The dining room also has the oak flooring running through, French doors to the conservatory and a radiator. A door leads through to the kitchen.

Additional Photo



Conservatory 9'11" x 9'5" (3.03m x 2.89m)



The conservatory has a slate effect vinyl flooring, French doors leading out to the garden and a uPVC frame.

Kitchen 9'0" x 9'8" (2.75m x 2.95m)



The kitchen is fitted with a range of base and wall units with work surfaces over, double electric oven and ceramic hob with extractor fan, part tiled walls and tiled flooring, stainless steel single sink drainer unit and mixer tap, plumbing for washing machine, warmflow boiler, under stairs cupboard, space for fridge, window to the rear and part glazed door to the side.

Additional Photo



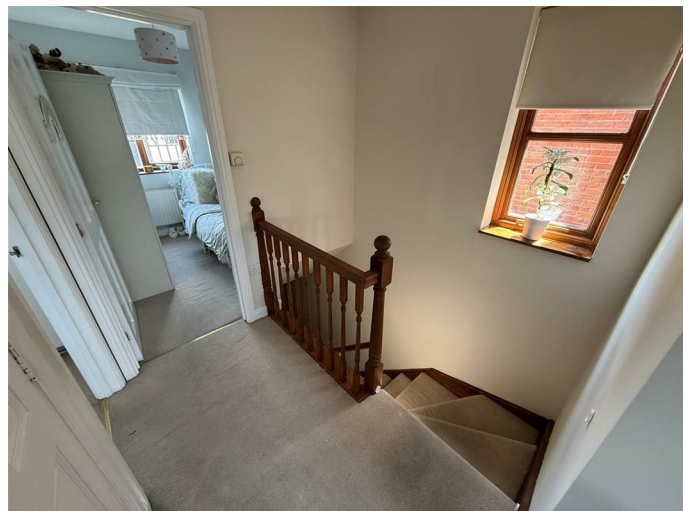
Additional Photo



Inner Hallway

Having the staircase leading to the first floor.

First Floor Landing



Having a window to side with loft access, airing cupboard off with water tank and a radiator. Doors lead to the bedrooms and the bathroom.

Family Bathroom



The family bathroom is fitted with a three piece suite in white comprising a paneled bath with a mixer tap over, shower and glass screen, low level w.c., wash hand basin, part tiled walls and vinyl flooring, shaving light and point, heated towel rail, extractor fan and a window to the rear.

Bedroom Two 9'0" x 11'3" (2.76m x 3.44m)



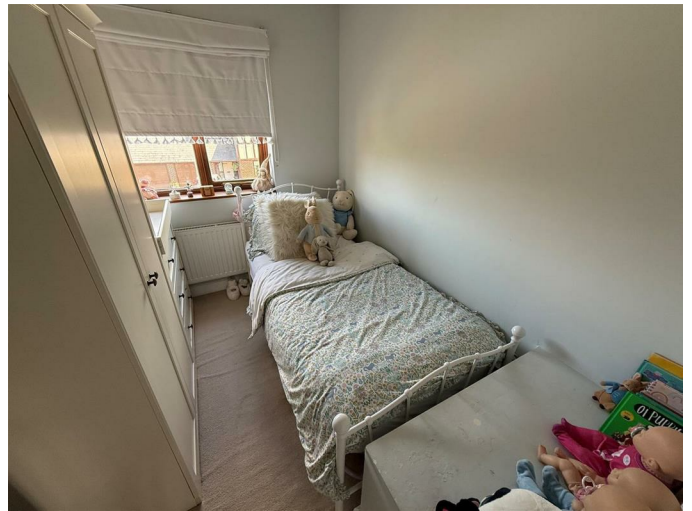
A double bedroom with a window to the rear and a radiator.

Bedroom One 11'3" x 12'1" (3.44m x 3.69m)



The main double bedroom has a window to the front, radiator and built in double wardrobes.

Bedroom Three 6'10" x 9'2" (2.10m x 2.80m)



The third bedroom has a window to the front and a radiator.

To The Front

To the front of the property there is three parking spaces and gated access to the rear gardens.

Rear Gardens



The enclosed rear gardens are a sun trap and have a gravelled area with lawn beyond, shrubbed borders, fence panelling boundaries, oil tank and shed. A paved pathway leads down the side of the house to the front.

Additional Photo



Agents Note

The property also benefits from having solar panels installed.

Services

The agents have not tested the appliances listed in the particulars.

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Town and Country

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VERY COMPETITIVE FEES FOR SELLING.

To Book a Viewing

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

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

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.

Additional Information

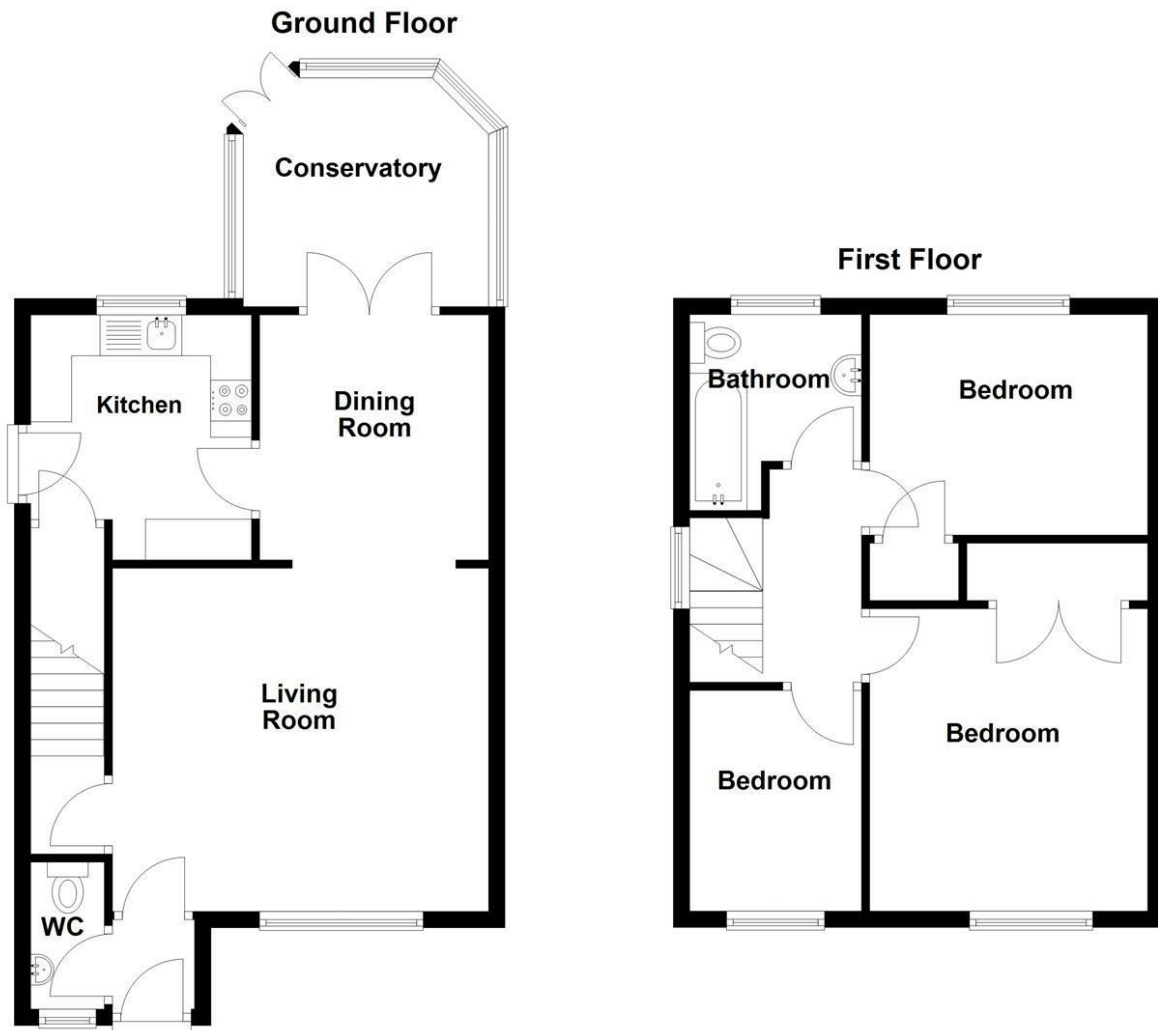
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

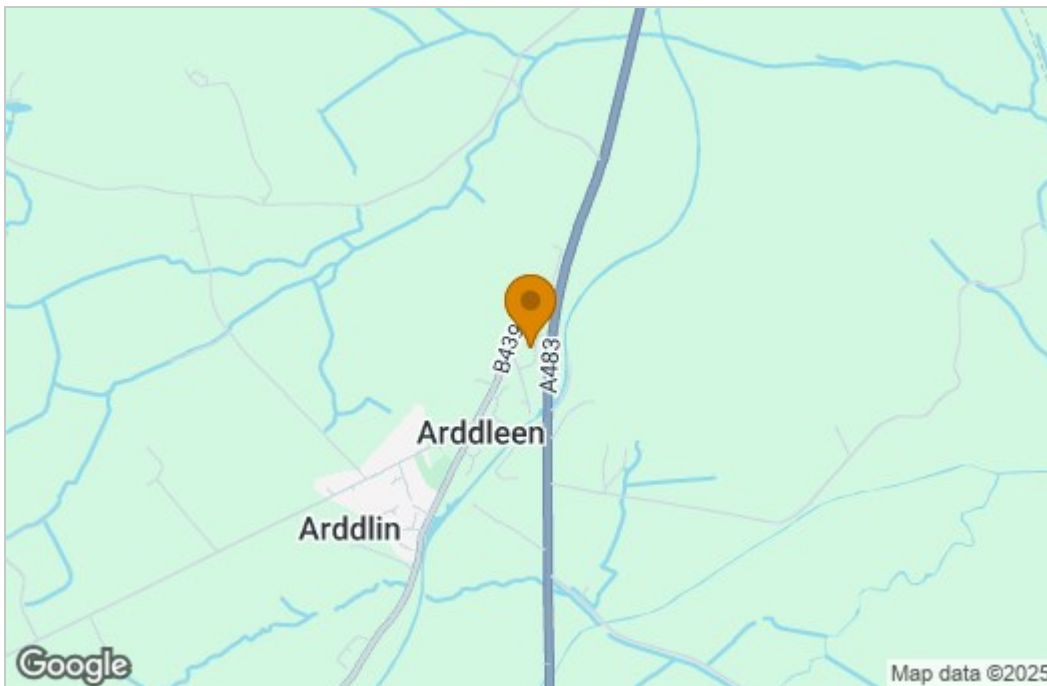
Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

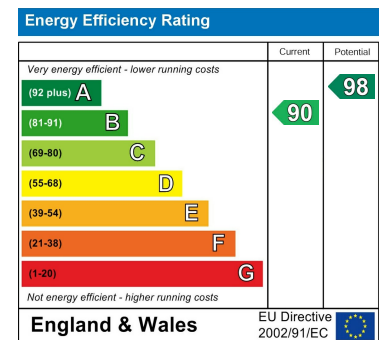
Floor Plan



Area Map



Energy Efficiency Graph



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