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2 Breidden Meadow, Middletown,  
Welshpool, Powys, SY21 8BY





## 2 Breidden Meadow, Middletown, Welshpool, Powys, SY21 8BY

**Early inspection is highly recommended**

An extremely spacious beautifully designed detached property occupying a central location in the village of Middletown conveniently located within easy travelling distance of both Shrewsbury and Welshpool.

The spacious and well maintained accommodation briefly comprises: recessed entrance porch, large reception hall, downstairs cloakroom, large sitting room, large dining room, open plan kitchen family room/breakfast room, laundry room. On the first floor there is a large principal bedroom with full en-suite, three further double bedrooms and full family bathroom.

The property has the benefit of oil fired central heating, recently refitted double glazing throughout and double garage with large loft room/storeroom/hobby rooms above.

The property is set in lovely mature gardens laid to lawns with a variety of specimen trees and shrubs with pleasant outside sitting areas to the rear enjoying a lovely southerly aspect.











Floor Plan  
(not to scale - for identification purposes only)





**ACCOMMODATION COMPRISING:****(ALL MEASUREMENTS ARE APPROXIMATE)**

**LARGE RECESSED ENTRANCE CANOPY** Leading to wood effect uPVC front door with leaded double glazed windows to either side leads to:

**LARGE RECEPTION HALL 20' 0" x 7' 0" (6.1m x 2.13m)** With ceramic tile flooring range of recessed spotlights radiator central heating thermostat control door to built in cloaks cupboard further useful understairs storage cupboard staircase leading to gallery landing. Door to:

**DOWNSTAIRS CLOAKROOM** With contemporary white suite comprising low flush WC, pedestal wash basin with tile splash, ceramic tile flooring, radiator, recessed spotlights, extractor fan, double glazed opaque glass window to the side.

**SITTING ROOM 20' 0" x 16' 2" (6.1m x 4.93m)** With brick built fireplace with raised slate effect hearth with coal fired log burner style fire inset, two radiators, extensive range of recessed spotlights, coving to ceiling, power points, TV aerial socket, large uPVC double glazed window to the rear with double French doors alongside giving access to the gardens. Hardwood double communicating doors lead through to:

**LARGE EXTENSIVE DINING ROOM 22' 4" x 11' 8" (6.81m x 3.56m)** With radiator, power and lighting points, coving to ceiling, uPVC double glazed window to the front with lovely views over the Breidden Hills with further matching window to the side.

From entrance hall door to:

**KITCHEN/BREAKFAST ROOM/FAMILY ROOM 30' 0" x 15' 0" max (9.14m x 4.57m)** This substantial room extends across the rear of the property with two sets of French doors giving access to the gardens with

separate dining and seating areas.

**Kitchen Area**

With range of shaker style units with granite worktops, built in stainless steel one and a half sink unit, extensive range of base units and pan drawers with granite splashback, built in dishwasher, stainless steel cooking range with five ring hob, double oven and grill with stainless steel splashback and matching extractor unit above. Range of eye level units, further units to adjacent wall with space for American fridge freezer and full length larder units to both sides. Ceramic tiled flooring, extensive range of powerpoints and recessed lighting, kitchen extends into:

**Sitting and Breakfast Area**

With radiator, power points, recessed lighting and matching ceramic tiled floor.

From entrance hall door to:

**LAUNDRY ROOM 9' 6" x 7' 4" (2.9m x 2.24m)** Fitted with range of units comprising solid wood worktop with Belfast sink inset and double base units under. Space and plumbing set for washing machine and tumble dryer, ceramic tile flooring, radiator, power and lighting points, extractor fan, oil fired boiler supplying domestic hot water and central heating, uPVC double glazed window to the front enjoying lovely outlooks over the Breidden Hills.

From entrance hall staircase leads to:

**GALLERY STYLE LANDING** With built-in linen cupboard with shelving built-in airing cupboard enclosing cylinder providing further useful storage, radiator, range of recessed spotlights, power points, access to roof space, double glazed window to the front enjoying lovely outlooks over the Breidden Hills. Landing area gives access to bedroom accommodation

comprising:

**PRINCIPAL BEDROOM 16' 10" x 14' 4" (5.13m x 4.37m)** With radiator, power and lighting points, extensive range of built-in wardrobes running along one wall providing hanging rail and shelving. Double glazed window to the rear overlooking gardens. Door leading to:

**ENSUITE 12' 3" x 5' 6" (3.73m x 1.68m)** With panelled bath with tiled surround and shower attachment, fully tiled corner shower unit with spray jets and double shower head, pedestal wash basin, low level flush WC, ceramic tile flooring, radiator, recessed spotlights, extractor fan, double glazed opaque glass window to the side.

**BEDROOM TWO (FRONT) 17' 3" x 11' 6" (5.26m x 3.51m)** With radiator, power and lighting points, extensive range of built-in wardrobes to one wall providing storage, double glazed window to the front enjoying lovely views over the surrounding village and Breidden Hills in the distance.

**BEDROOM THREE (REAR) 13' 0" x 10' 0" plus recess (3.96m x 3.05m)** With radiator, power and lighting points, useful recessed storage area set to one corner, double glazed dormer window to the rear overlooking gardens.

**BEDROOM FOUR (REAR) 9' 7" x 9' 2" (2.92m x 2.79m)** With radiator, power and lighting points, double glazed window to the rear overlooking gardens.

**BATHROOM 10' 0" x 6' 3" plus recess (3.05m x 1.91m)** Fitted with full suite comprising: panelled bath with tile surround and shower attachment. Fully tiled shower cubicle with pivot sliding doors and fitted shower, pedestal wash basin with tile splash, low level flush WC, limestone tiled effect flooring, recessed spotlights,



extractor fan, radiator, double glazed uPVC dormer window to the front.

**OUTSIDE - FRONT** Double wooden gates set to the side of the property lead on to large gravel forecourt providing extensive off road parking and turning space giving access to:

**DOUBLE GARAGE 18' 9" x 18' 7" (5.72m x 5.66m)**

With two wooden electrically operated up and over doors, concrete floor, power and lighting points. Staircase leads to large loft storage area with lighting, double glazed dormer window to the front and further small window to the side.

**FRONT GARDENS** From gravel forecourt paved pathway leads across the front of the property giving access to the front door with outside light. Front garden is laid to neatly kept lawns enclosed by beech hedging and enjoying lovely outlooks over the surrounding hillsides.

**REAR GARDENS** From kitchen/family room double French doors lead out to paved patio with further patio area accessed from the sitting room. Good sized lawns extend with deep flowering shrub borders set to one side with further lawned area set to one side with a variety of specimen trees and further paved circular area with pergola. Gardens are enclosed by a variety of wooden fencing. Further range of outside lights and water tap to the rear.

**EPC RATING: C**

For a full copy of the Energy Performance Certificate please contact agents.





## Directions:

From Shrewsbury take the A458 Welshpool Road, travel through the villages of Ford, Wattlesborough Halfway House and continue on into the centre of Middletown. Turn left immediately after the public house, continue on up the bank taking the first left turning at the top, follow the lane and after a short distance the turning into Breidden Meadow is situated on the right hand side. Number 2 is the first property on the left.

## Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

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