

**FOR SALE****£550,000**

## The Vyrnwy, 5 Breidden View, Llansantffraid, SY22 6AX

The Vyrnwy - A detached family home with views over the countryside offering a delightful Entertaining Room and Kitchen, Lounge, Four Bedrooms and Three Bath/Shower Rooms.

A unique development of traditionally styled country houses, constructed by a highly reputable local developer, situated in a select location on the outskirts of the popular village of Llansantffraid.





- **Select village development**
- **Traditionally styled houses**
- **High quality finish**
- **Super elevated views**
- **Edge of village location**
- **7 year architects certificate warranty**

## DESCRIPTION

Halls are delighted with instructions to offer this unique and high quality development situated for sale by private treaty.

Breidden View is a unique development of luxury styled country houses, constructed by a highly reputable local developer, situated in an elevated position affording views to Llanymnech Rock and the Breidden Hills, in a select location on the outskirts of the popular village of Llansantffraid.

The Vyrnwy is a substantial architect designed four bedroom detached family house with an extensive drive, and integral garage together with good sized gardens enjoying uninterrupted over surrounding countryside, positioned at the rear of this small and select development within a short walk from the village centre.

The internal accommodation, which extends to around 165 square meters and has been designed to provide a sociable and family friendly layout, will provide, on the ground floor, a super open plan Kitchen/Dining Room Family Room, a separate Utility Room, Lounge, Snug Area, Cloakroom together with four first floor Bedrooms (Principal Bedroom and Second Bedroom with En Suite Shower Rooms) and a superb family Bathroom. The property will benefit from an Air Source central heating system (with underfloor heating to the ground floor and conventional radiators to the first floor), double glazed windows and doors throughout and will include an 7 year architects certificate warranty.

Outside, the property will be complimented by an extensive drive to the front providing ample parking and manoeuvring space.

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which is laid to lawn allowing a purchaser to landscape according to ones own individual tastes and preferences.

The sale of The Vyrnwy, therefore, provides a rare opportunity for purchasers to acquire a substantial and attractively styled newly constructed detached family house with super views to the rear in this particularly select edge of village development.

## AGENTS NOTES

The property is available for reservation immediately. Some of the internal photographs are from The Tanat.



**1** PROPOSED GROUND FLOOR G.A.  
SCALE 1:40



**2** PROPOSED FIRST FLOOR G.A.  
SCALE 1:40

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



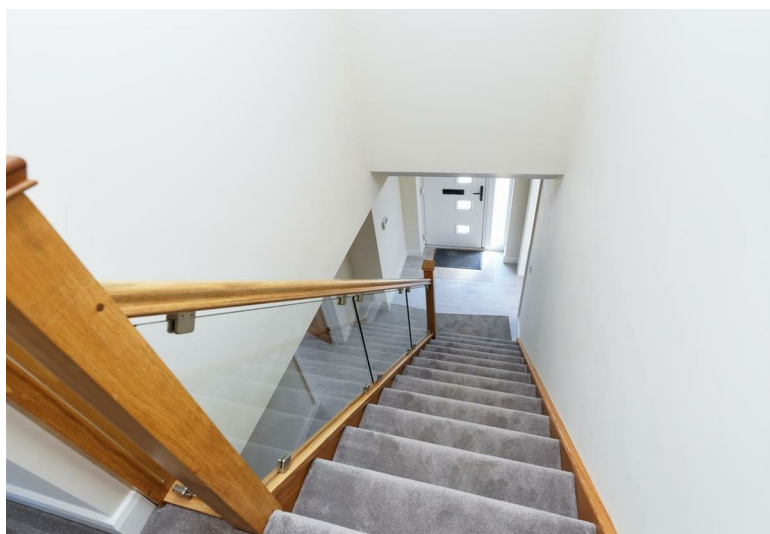
2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



#### SITUATION

Situated in Llansantffraid which is a thriving village with a School, Doctors' Surgery, Restaurant, Public House and shops and is within easy reach of arterial roads. The market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows daily travelling to Shrewsbury and Telford to the South and Wrexham, Chester and The Wirral to the North West.

#### DIRECTIONS

From Oswestry proceed along the A483 towards Llyncllys. On reaching the Llyncllys cross roads turn right sign posted Llansantffraid. Turn left and continue until reaching the village of Llansantffraid whereby the select development will be viewed to the left hand side.

#### SPECIFICATION

The property will be completed to a high specification, specifically including:-

- 'Grant' Air source central heating (with underfloor heating to the ground floor and conventional radiators to the first floor).
- High quality kitchen units with quartz worktops.
- NEFF Appliances including integrated dishwasher, fridge freezer, wine cooler, slide and hide cooker, combination microwave, warming drawer.
- High quality floor coverings.
- Quality sanitary ware to the Bath and Shower Rooms.
- Bathrooms with fitted furniture.
- Electric Garage door.

#### GROUND FLOOR

Elegant Reception Hall  
Cloakroom  
Lounge  
Snug Area  
Kitchen Dining Family Room  
Utility Room

#### FIRST FLOOR

First Floor Landing  
Principal Bedroom with En Suite  
Second Bedroom with En Suite  
Two further Double Bedrooms  
Superb Family Bathroom

#### GROUNDS

Outside, the property will be complimented by an extensive drive to the front providing ample parking and manoeuvring space and leading to a:

#### INTEGRAL GARAGE

With electrically operated roller door.

#### GARDENS

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which are laid to lawn allowing a purchaser to landscape according to ones own individual tastes and preferences.

#### ROOM MEASUREMENTS

- RECEPTION HALL
- LOUNGE 17' 10" x 13' 6" (5.44m x 4.11m)
- KITCHEN/DINING ROOM 30' 6" x 9' 1" (9.3m x 2.77m)
- UTILITY ROOM
- ENTERTAINING AREA 12' 5" x 10' 7" (3.78m x 3.23m)
- BEDROOM ONE 16' 3" x 12' 5" (4.95m x 3.78m)
- ENSUITE
- BEDROOM TWO 15' 1" x 10' 7" (4.6m x 3.23m)
- ENSUITE
- BEDROOM THREE 10' 7" x 8' 10" (3.23m x 2.69m)
- BEDROOM FOUR 9' 1" x 7' 11" (2.77m x 2.41m)
- GARAGE 14' 7" x 8' 10" (4.44m x 2.69m)

All measurements approximate\* Taken from The Tanat Design



### **RESERVATION PROCESS**

A non-refundable deposit of £1000 (to be held by Mark Evans Consultant) will be required on agreement of an offer to reserve the property, at which point the Vendors solicitors will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 6 weeks of the issue of a draft contract with a Completion date to be confirmed dependant upon the stage at which the build has reached. However, should the Purchasers not proceed to an exchange of contracts within the required timescale, the deposit will be retained by Mark Evans Consultant to cover abortive costs.

### **SERVICES**

We understand that the property has the benefit of mains water and electricity.

### **TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

### **VIEWING**

For an 'on site' meeting with the Developer, please contact Halls Oswestry office to make the necessary arrangements. We would urge prospective purchasers not to enter the site without prior arrangement.

### **LOCAL COUNCIL AND COUNCIL TAX**

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828. Council Tax to be assessed.

FOR SALE

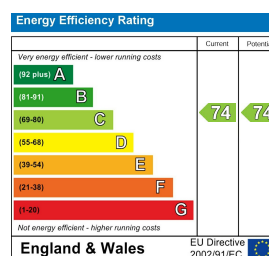
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend 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.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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