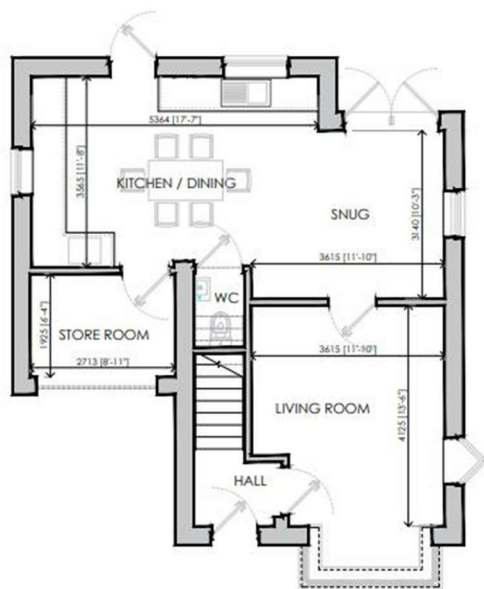
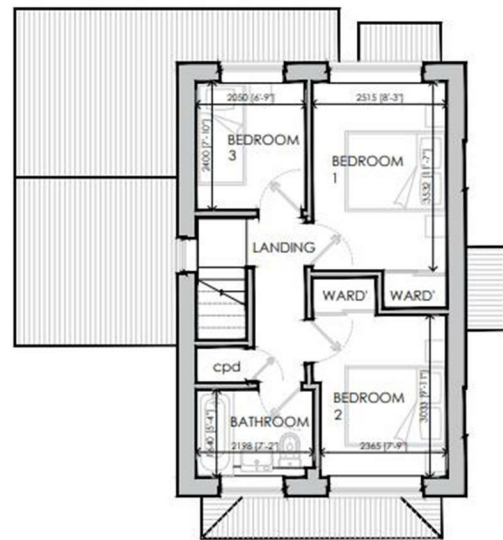


FOR SALE

1 Breidden View, Llansantffraid, Powys, SY22 6FL



1 PROPOSED GROUND FLOOR G.A.
SCALE: 1:50



2 PROPOSED FIRST FLOOR G.A.
SCALE: 1:50



FOR SALE

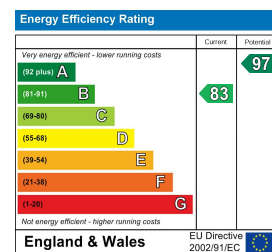
Asking Price £315,000

1 Breidden View, Llansantffraid, Powys, SY22 6FL

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



A most attractively designed and well appointed new build Detached House with parking and lawned garden, set on an exclusive development on the fringe of the village, whilst having extensive views to the fore over open farmland.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Architect Designed Home
- Spaciously Proportioned
- High Quality Finish
- Parking for 2/3 Cars
- Views over Farmland
- Village Amenities Close By

DESCRIPTION AND SPECIFICATION

Halls are delighted with instructions to offer this unique and high quality new build detached house for sale by private treaty. The specification briefly offers:

- * attractively fitted carpets and floor coverings
- * high quality fittings to the kitchen and bathroom
- * majority Neff appliances including hob unit, extractor hood, twin ovens, integrated dishwasher and fridge/freezer
- * stunning open plan kitchen/dining/snug
- * Air Source heating system with underfloor to ground floor and radiators to first floor
- * block pavier parking area and side storage area
- * electric external door to store room for easy access
- * patio and lawned garden
- * 7 Year Architects Warranty

STORM PORCH**ENTRANCE HALL**

With wide bay window to front providing views over open farmland, high level TV point.

LIVING ROOM

13'6 x 11'10

With bay window aspect out to fields.

OPEN PLAN KITCHEN/DINING/SNUG

17'7 x 11'8 and 11'10 x 10'3

With wood effect ceramic floor tiles, ceiling downlighters. Extensive quartz work surfaces with upstand together with built-in sink unit. Built-in ELECTRIC NEFF CERAMIC HOB UNIT with NEFF EXTRACTOR HOOD overhead. A comprehensive range of sage coloured face base and eye level cupboards including pan drawer unit. Integrated BOSCH DISH WASHER, built-in ELECTRIC NEFF TWIN OVENS (to be verified), integrated FRIDGE/FREEZER units. Ample space for dining table, rear external entrance door, twin French doors leading out to the patio and rear garden.

GUEST CLOAKS/WC

With ceramic tiled floor, low level flush WC, vanity unit with wash hand basin.

STORE/UTILITY ROOM

8'11 x 6'4

With wood effect ceramic tiled floor, worktop with cupboard under, space and plumbing for washing machine.

FIRST FLOOR LANDING

With cupboard containing hot water cylinder (pressurised system), access to loft space.

BEDROOM 1

11'7 x 8'3

With recess for wardrobe, rear window aspect out onto the garden.

BEDROOM 2

9'11 x 7'9

With recess for wardrobe, front window aspect providing views out onto farmland.

BEDROOM 3

7'10 x 6'9

With rear window aspect out onto the garden.

BATHROOM

7'2 x 5'4

With L shaped panelled bath with mainly tiled walls above and wall mounted direct feed shower unit with rain head and handheld attachment and splash screen, vanity unit with wash hand basin and cupboard under, close coupled WC with concealed cistern. Chrome ladder radiator, ceiling downlighters, wood effect vinyl floor covering.

OUTSIDE

The property provides an attractive BLOCK PAVED FORECOURT area with parking space for 2/3 cars or alternatively part use as a patio area with ample scope to provide pot plants. To the side of the house twin gates give access to a FURTHER BLOCK PAVED AREA which also houses the Aeron 3 Air Source heating unit. Across the rear of the house is a STONE FLAGGED PATH AND PATIO, which also adjoins the dining area French doors and returns along the alternative side of the house with a further gate to the front. There is a rear lawn with scope to further landscape if required. External cold water tap, external front and rear wall lighting.

GENERAL REMARKS**SERVICES**

We understand that the property has the benefit of mains water, electricity and drainage. Air Source heating system None of these services have been tested.

TENURE

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

COUNCIL TAX BAND

The property is in Council Tax Band B - Powys Council.

RESERVATION DEPOSIT

In order to reserve the property a refundable deposit in the sum of £1,000 will be required in order to hold the property and is required to be paid prior to instructing solicitors. This deposit will form part of the purchase price and be held by the vendor's solicitor.

VIEWINGS

Viewing strictly through Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.