

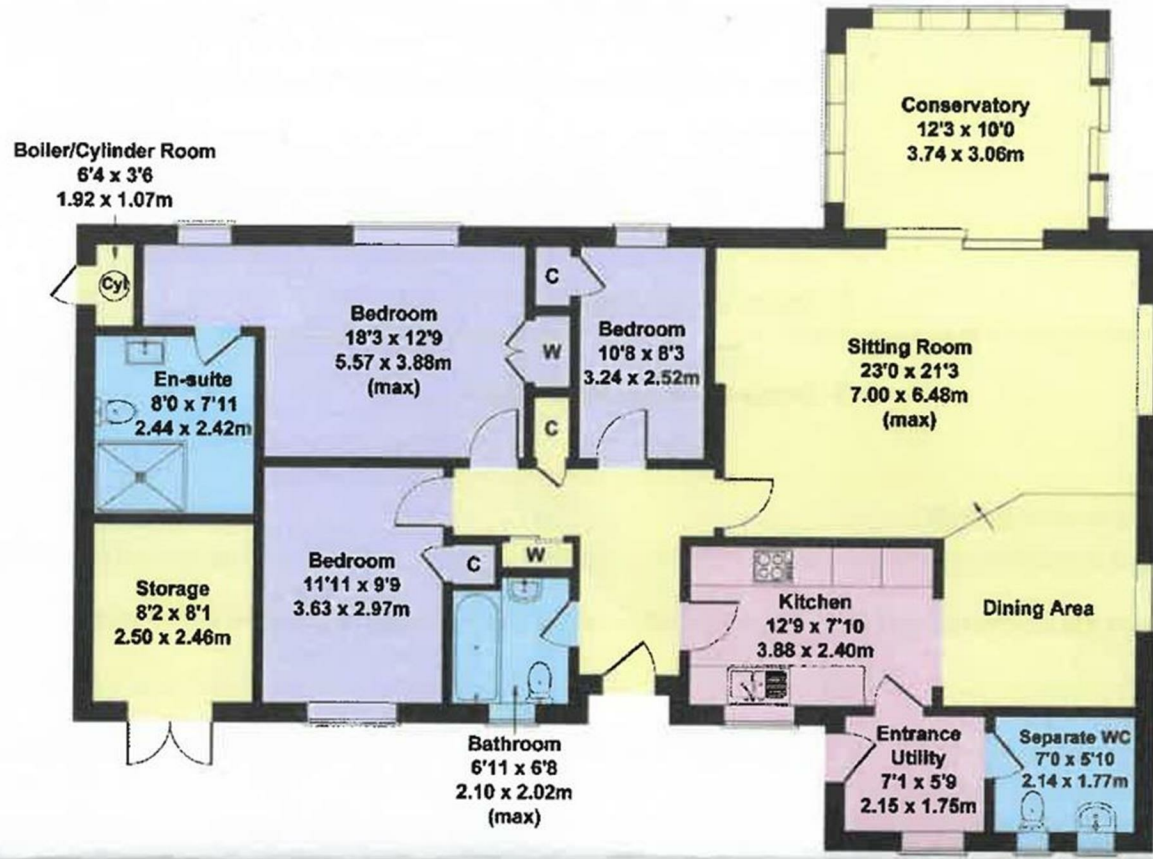
FOR SALE

Trem Y Wawr Arddleen, Llanymynech, SY22 6RX



Trem Y Wawr, Arddleen

Approximate Gross Internal Area
1432 sq ft - 133 sq m



FOR SALE

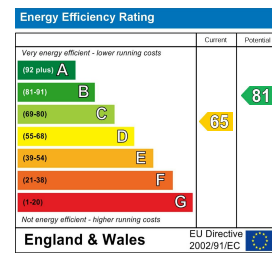
Offers in the region of £350,000

Trem Y Wawr Arddleen, Llanymynech, SY22 6RX

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 appealing and impressively refurbished Detached Bungalow with contemporary style accommodation, whilst set in generous lawned gardens in a semi-rural locality.



01691 670 320

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



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Individual Detached Bungalow
- Beautifully Refurbished Property
- Semi Open Plan Design
- Well Appointed Kitchen with Appliances
- Generous Parking Area
- Lawned Gardens

DIRECTIONS

From Oswestry proceed along the A483 towards Welshpool. Turn right by the Horseshoe Public House, proceed and take the second left turning where the property will be observed on the left hand side set down a long shared driveway.

SITUATION

The popular and accessible village of Arddleen lies on the A483 Welshpool to Oswestry road. Arddleen has a primary school and public house with nearby convenience stores available in the villages of Four Crosses and Guilsfield. A good range of amenities can be found at the nearby market town of Welshpool including shopping, leisure, social and educational facilities as well as a railway station. Alternatively Oswestry, Shrewsbury, Wrexham and Chester are accessible for commuters on a daily basis.

DESCRIPTION

Trem Y Mawr offers a most desirable detached bungalow, which has recently undergone a recent scheme of modernisation and refurbishment. A traditional design with a contemporary layout, which includes a generous size lounge with feature open fireplace and an adjacent conservatory overlooking the gardens. From the lounge there is a semi open plan design to the dining area. The principal bedroom includes a generous size en-suite shower room, whilst the remaining two bedrooms are served by the main family bathroom. The bungalow is fitted with double glazed windows and an oil fired central heating system.

Outside there is a generous size parking area, however, there may be an additional opportunity to build a detached garage - subject to any necessary planning consents. The lawned gardens are laid out for ease of management and are generous in size and do offer an opportunity for gardening enthusiasts to further landscape, if required.

THE ACCOMMODATION**STORM PORCH****RECEPTION HALL**

With mainly wood effect floor covering, coved ceiling, built-in broom cupboard, built-in double storage wardrobe. Access to loft space.

LOUNGE

With coved ceiling and downlighters. Attractive feature limestone fireplace with matching mantle and hearth incorporating open fire grate. Double glazed sliding patio door leading into:

CONSERVATORY

Built with brick plinth and wrap around uPVC double glazed windows incorporating sliding external door. Attractive wood effect ceramic tiled floor.

Leading off the Lounge a step gives access to the:

OPEN PLAN DINING ROOM

With wood effect floor covering, window aspect out onto the garden, archway leading through to:

KITCHEN

With wood effect floor covering. Contemporary fitted kitchen including extensive granite effect work surfaces with built-in stainless steel sink unit. Built-in CERAMIC ELECTRIC 5 RING INDUCTION HOB with splashback and glazed/stainless steel extractor hood overhead. Built-in ELECTRIC DOUBLE OVEN, built-in MICROWAVE OVEN. An attractive range of painted face base and eye level wall cupboards including drawer unit. Integrated DISHWASHER, integrated FRIDGE and FREEZER UNITS. Coved ceiling with downlighters.

UTILITY ROOM

With quarry tiled floor, secondary external entrance door, space and plumbing for washing machine, space for tumble dryer.

GUEST CLOAKS/WC

With tiled floor, pedestal wash hand basin and close coupled WC.

Leading off the Reception Hall doors give access to:

PRINCIPAL BEDROOM 1

With built-in double wardrobe, window aspect out onto the garden.

EN-SUITE SHOWER ROOM

Spaciously proportioned with ceramic tiled floor. Aqua style panelled walls with walk-in shower cubicle having direct feed unit, close coupled WC, pedestal wash hand basin, ladder radiator and ceiling downlighters.

BEDROOM 2

With built-in wardrobe,, window aspect to the front.

BEDROOM 3

With built-in wardrobe, window aspect to the rear.

BATHROOM

With ceramic tiled floor. Modern L shaped panelled bath with Aqua style panelled walls and wall mounted direct feed shower unit with splash screen. Further Aqua style panelled walls, pedestal wash hand basin, close coupled WC, chrome ladder radiator, ceiling downlighters.

OUTSIDE

The property is approached over a private access via a right of way which leads to the property. There is a generous size stoned front and side parking area with ample space for the construction of a garage, if required - subject to any necessary planning consents. Integral to the bungalow are the following:

STORE ROOM - with timber double entrance doors.

BOILER ROOM - with Worcester oil fired central heating boiler. Modern hot water cylinder (pressurised system).

THE GARDENS

Adjacent to the front parking area is a stone wall with grass area. To the side of the bungalow is a useful and good size timber screened compound, which is ideal for storage and also contains a modern oil storage tank.

The main section of the garden lies to the rear and one flank and provides a generous side lawn with concrete PATIO adjacent to the Conservatory.

GENERAL REMARKS**FIXTURES AND FITTINGS**

The fitted carpets, blinds and curtains are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains electricity and water are connected to the property. Foul drainage is to a septic tank. Oil central heating is installed. None of these services have been tested.

TENURE

The property is Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

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

VIEWINGS

Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.