

**FOR SALE**

Offers in the region of £385,000

8 Naylor Fields, Arddleen, Llanymynech, SY22 6TY

An immaculately presented 4 Double Bedroom Detached House set in a village location with easy access to commuters links and views towards Rodney's Pillar. The property benefits from a lounge, family/dining room together with fitted kitchen with appliances, utility, and downstairs cloaks whilst on the first floor there are 4 good size bedrooms, 2 en-suite shower rooms and a family bathroom. Outside there is ample parking to include space for camper/caravan together with lawned gardens and a large flagged patio ideal for entertaining.





- Immaculate, 4 Bed, Detached House
- Semi-Rural Location with Views to Rodney's Pillar
- 2 En-Suite Shower Rooms & Family Bathroom
- Parking Space for Camper/Caravan
- Detached Double Garage
- Easy Access to Commuter Links

DIRECTIONS

From Oswestry take the A483 towards Welshpool. At the large roundabout at Four Crosses continue straight ahead. Continue to The Horseshoe Pub and turn right. Take the first left opposite the bus stop and then first left into Naylor Fields where the property will be found on the right hand side.

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, together with views of Rodney's Pillar in the distance. A good range of amenities can be found at the nearby market town of Oswestry including shopping, leisure, social and educational facilities as well as a railway station at Gobowen. Alternatively Welshpool, Shrewsbury, Wrexham and Chester are accessible for commuters on a daily basis.

DESCRIPTION

An attractively designed detached house which will no doubt appeal to families and couples alike. Set in a popular cul-de-sac location within the village. The layout is well proportioned and tastefully presented. Features worthy of note include a ground floor guest cloaks/WC, together with two good size reception rooms. The kitchen is particularly well equipped with cupboard space and appliances and in addition there is a separate utility room. On the first floor the principal and second bedrooms both enjoy the facilities of an en-suite shower room whilst the remaining two bedrooms are served by a family bath/shower room.

Outside there is ample parking space which would accommodate a camper/caravan, together with a double garage. The rear garden benefits from a good size flagged sun patio providing an ideal outdoor entertainment space, together with adjoining lawn and well stocked beds.

STORM PORCH

RECEPTION HALL

With tiled floor, staircase rising to the first floor.

GUEST CLOAKS/WC

With tiled floor. Pedestal wash hand basin with tiled splash, close coupled WC, wall mounted Boulter oil fired central heating system.

LOUNGE

With coved ceiling, attractive fireplace with decorative wood surround, mock polished granite inset panel and matching hearth with coal effect living flame gas (LPG) fire. Feature decorative wall, archway leads through to:



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.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



DINING ROOM

With coved ceiling, archway to lounge.

FAMILY/DINING ROOM

With coved ceiling, wall mounted electric flame effect fire, feature decorated wall, double glazed twin French doors leading out to the rear patio.

KITCHEN

With tiled floor. Attractively fitted to include extensive work surfaces with tiled splash and built-in ELECTRIC CERAMIC HOB UNIT with STAINLESS STEEL EXTRACTOR HOOD OVER. Built-in Franke stainless steel sink unit. A good range of wood effect base and eye level cupboards including drawers. BUILT-IN ELECTRIC DOUBLE OVEN with pan storage cupboards above and below. Integrated DISHWASHER, integrated REFRIGERATOR. Downlighters, access door to useful understairs storage cupboard.

UTILITY ROOM

With tiled floor, fitted worktop with built-in stainless steel sink unit, a selection of wood effect faced base and eye level wall cupboards, space and plumbing for washing machine and tumble dryer. External entrance door.

FIRST FLOOR LANDING

With access to loft space, built-in airing cupboard containing modern Megaflo hot water cylinder (pressurised system) and slatted shelving.

PRINCIPAL BEDROOM 1 (DOUBLE)

With feature decorated wall, a built-in range of wardrobes having three doors.

EN-SUITE SHOWER ROOM

With tiled floor and half tiled walls. Tiled shower cubicle having direct feed shower unit, close coupled WC, pedestal wash hand basin with glazed shelf and fitted mirror over together with lighting/shaver unit.



BEDROOM 2 (DOUBLE)

With front window aspect.

EN-SUITE SHOWER ROOM

With tiled floor and half tiled walls. Tiled shower cubicle with direct feed shower unit, close coupled WC, pedestal wash hand basin with glazed shelf and fitted wall mirror over together with lighting/shaver unit.

BEDROOM 3 (DOUBLE)

With built-in double wardrobe and rear window aspect.

BEDROOM 4 (DOUBLE)

With rear window aspect.

FAMILY BATH/SHOWER ROOM

With panelled bath having tiled splash above, pedestal wash hand basin with glazed shelf and wall mirror above together with lighting/shaver unit, close coupled WC. Tiled shower cubicle with direct feed shower unit, tiled floor and half tiled walls.

OUTSIDE

The property is approached over a tarmacadam driveway with ample parking space for a number of cars and/or caravan.

DETACHED DOUBLE GARAGE

With two up and over entrance doors, power and lighting, potential roof storage space.



THE GARDENS

These are provided to both the front and the rear. At the front, lawns flank the driveway with inset specimen shrubs. Set against the house is a gravelled bed with Hydrangea bush. Gated pedestrian access is gained down both sides of the house with flagged pathways and ornamental gravelled areas together with an oil storage tank.

The rear garden is provided with an EXTENSIVE FLAGGED SUN PATIO with ample space for outdoor dining/barbecues/sun loungers. A lawn then adjoins with decorative slate beds interspersed with a good selection of flowering shrubs. Timber GARDEN SHED.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and window blinds are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connect. Oil fired central heating system. None of these have been tested.

TENURE

Freehold. Purchaser must confirm via their solicitors.

COUNCIL TAX

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

FOR SALE

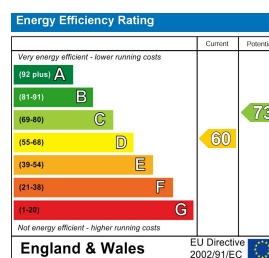
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

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