





**The Vyrnwy, 5 Breidden View, Llansantffraid, Near Oswestry, Powys, SY22 6AX
Offers In The Region Of £550,000**

The Vyrnwy is a supreme four bedroom detached family house offering internal accommodation to around 165 square meters with an extensive drive, and integral garage together with good sized gardens enjoying views over countryside, positioned at the rear of this small development within a short walk from the village centre. In brief the accommodation affords entrance hall with cloakroom off, living room, open plan kitchen/dining area and utility room. To the first floor are four bedrooms, two being ensuite and a four piece 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.



MARK EVANS CONSTRUCTION

Mark Evans Construction is a family managed building company established since 1992 working in the Shropshire area. Known for building attractive developments, which offer contemporary, flexible living spaces to suit the needs of their customers. The build quality is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout.

LOCATION

The village of Llansantffraid is a thriving village with a School, Doctors Surgery, Restaurants, Hotel, Public House and shops and is within easy reach of arterial roads.

Llansantffraid-ym-Mechain is a village, in Powys close to the border with Shropshire in England. The village is on the A495 road and is at the confluence of the River Vyrnwy and the Afon Cain. Llansantffraid means "Church of Saint Bride" in the Welsh language and "ym-Mechain" refers to its location in the medieval cantref of Mechain which distinguishes it from other places in Wales with the same or similar names.

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 Northwest.

SPECIFICATION

- * Fully fitted kitchens :
- 'Neff' slide and hide cooker
- Combination microwave
- 'Neff' warming draw
- * Integral dishwasher and Fridge freezer
- * Quartz work tops and upstands to all base units in the kitchen and utility.
- * Solid oak engineered doors throughout
- * Oak stairs and posts with glass infill to stairs and landing area
- * Tile to ground floor kitchen, and dining room.
- * High grade laminate to hall, living room and play room
- * Stairs/landing and bedrooms will be carpeted.
- * En-suite and bathrooms will be vinyl flooring.
- * Loft hatches with drop down ladder and light installed to loft area.
- * Windows uPVC with Agate grey foil finish to the outside and white finish to the inside
- * Front, rear and side doors – Anthracite grey in colour
- * Roofs – Slate
- * CCTV and alarm system installed
- * Garage – with insulated electric roller doors
- * Fibre broadband
- * Turf to front and rear gardens
- * Heating-'Grant ' air source heat pump
- * Under floor heating to ground floor

ACCOMMODATION**ENTRANCE HALL****CLOAKROOM****OPEN PLAN KITCHEN/DINING ROOM**

24'1" x 31'3" (7.35m x 9.55m)

LIVING ROOM**UTILITY**

9'2" x 10'5" (2.80m x 3.20m)

CLOAKROOM**FIRST FLOOR****LANDING****BEDROOM ONE**

13'6" x 16'4" (4.13m x 5.00m)

DRESSING ROOM

9'2" x 9'2" (2.80m x 2.81m)

EN-SUITE**BEDROOM TWO**

13'1" x 14'5" (4.00m x 4.40m)

ENSUITE**BEDROOM THREE**

15'1" x 15'11" (4.60m x 4.87m)

ENSUITE**BEDROOM FOUR**

12'0" x 10'0" (3.67m x 3.06m)

BATHROOM**EXTERNAL****GARAGE****SERVICES**

Air Source Heat Pump System providing underfloor heating to ground floor and radiators to first floor. Mains water and electricity.

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



1 PROPOSED GROUND FLOOR G.A.
SCALE 1:60



2 PROPOSED FIRST FLOOR G.A.
SCALE 1:60

Local Authority: Powys county council

Council Tax Band: To be confirmed

EPC Rating: To be confirmed

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry proceed along the A483 towards Llynclys. On reaching the Llynclys 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.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.