



Roger
Parry
& Partners

The Tanat, 9 Breidden View, Llansantffraid, Near
Oswestry, Powys, SY22 6AX

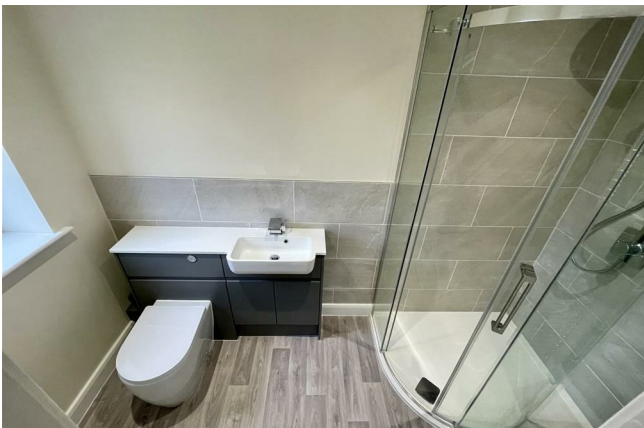


**The Tanat, 9 Breidden View, Llansantffraid, Near Oswestry, Powys, SY22 6AX
Offers In The Region Of £549,995**

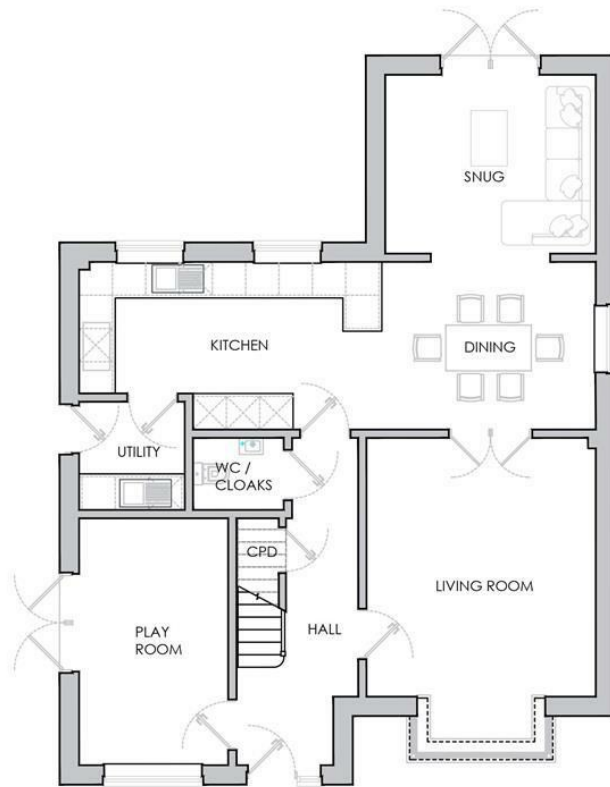
SPACIOUS ACCOMMODATION totalling approximately 176m²

A substantial four bedroom detached family house with an extensive drive, and detached garage together with good sized gardens, positioned in a small cul-de-sac development a short walk from the village centre. Internally the accommodation affords; Entrance hall with cloakroom, an open plan Kitchen/Dining Room Family Room, separate Utility Room, Lounge, Sitting Room. Four first floor Bedrooms (Two being En-suite) and four piece bathroom suite.





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



1 PROPOSED GROUND FLOOR G.A.
SCALE: 1:100



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

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**

High grade laminate flooring, Oak stairs and posts with glass infill, under stairs storage cupboard, underfloor heating and doors off too;

PLAY ROOM

14'7" x 8'10" (4.44 x 2.69)

Window to the front, High grade laminate flooring, underfloor heating, and ceiling light.

LIVING ROOM

17'10" x 13'6" (5.44 x 4.11)

Double aspect with bay window to the front and window to the side, High grade laminate flooring, spot and ceiling lights, underfloor heating, and door into;

KITCHEN/ DINING ROOM

30'6" x 9'1" (9.3 x 2.77)

A spectacular room, perfect for family or entertaining.

The kitchen area is fitted with high quality kitchen units with quartz worktops over,- NEFF Appliances including integrated dishwasher, fridge freezer, wine cooler, slide and hide cooker, combination microwave, and warming drawer. Window to the rear overlooking the garden. Dining/ sitting area with window to the rear and side elevations, spot and ceiling lights and door into the living room.

UTILITY ROOM

Fitted with wall units for storage, work top with base unit below and void for appliances. Extractor fan, door to the side and high grade laminate flooring.

LANDING

Oak stairs and posts with glass infill, built in airing cupboard, ceiling light and doors off to;

BEDROOM ONE

16'3" x 12'5" (4.95 x 3.78)

With window to the rear, carpet, radiator, spot lighting

ENSUITE

Enclosed shower cubicle, vanity unit with WC and wash hand basin. Window to the side, extractor fan and spot lighting.

BEDROOM TWO

15'1" x 10'7" (4.6 x 3.23)

With window to the front, carpet, radiator and spot lighting.

ENSUITE.

With enclosed shower cubicle, vanity unit with Wc and wash hand basin. Window to the side, extractor fan and spot lighting.

BEDROOM THREE

10'7" x 8'10" (3.23 x 2.69)

Window to the front, radiator and ceiling light.

BATHROOM

Beautiful four piece family bathroom with walk-in shower, panelled deep bath with mixer tap, vanity unit with wash hand basin and WC. Window to the rear, part tiled walls, heated towel rail and spot lighting.

BEDROOM FOUR

9'1" x 7'11" (2.77 x 2.41)

Window to the rear, carpet, ceiling light and radiator.

EXTERNAL

There is a driveway to the front with ample parking and access to the garage. Front lawn area, and patio and lawn to the side. To the rear is a further garden laid to lawn and patio entertainment area.

GARAGE

Detached garage with power and light and electric door.

SERVICES

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



Local Authority: Powys County Council

Council Tax Band: New Build

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.