





Plot 2 Somerford Reach, Cae Heulog, Arddleen, Llanymynech, SY22 6FJ  
£136,800

Somerford Reach Phase 2 presents an exceptional opportunity to acquire a new home in the desirable rural community of Arddleen. This extension of the highly successful Cae Haulog development comprises 14 thoughtfully designed residences, situated conveniently between Welshpool and Oswestry, with easy access to the A483. The development offers a diverse selection of properties, including three-bedroom houses and bungalows, four-bedroom houses, and two smaller homes specifically designated for local first-time buyers at an affordable price point. Positioned adjacent to farmland, select plots boast picturesque open rural views, while others offer the advantage of sheltered, sunny, south-facing rear gardens. Arddleen is a thriving village, and Somerford Reach Phase 2 is within easy walking distance of the local school and village hall, offering a convenient and community-oriented lifestyle.



2-bedroom home available exclusively to local first-time buyers, the Alder is the perfect first-time purchase. A semi-detached property, the Alder boasts two double bedrooms that allows you to really make this house a home.

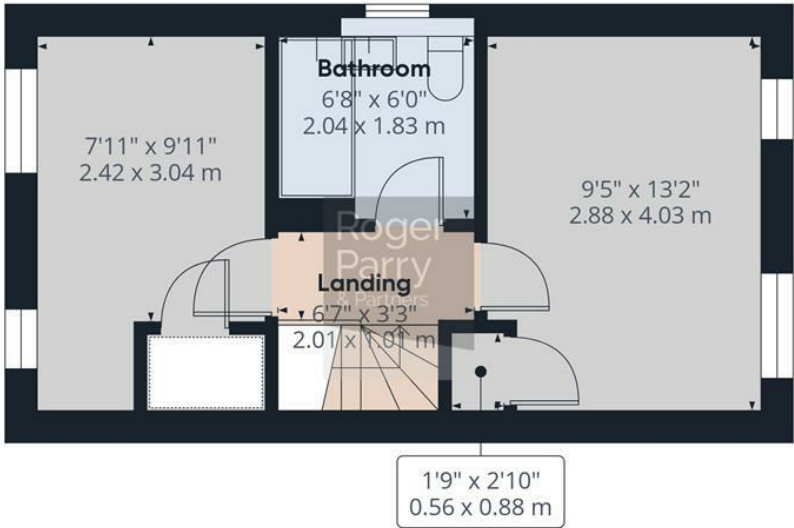
### **Description**

Although the Alder is one of our smaller homes, you don't have this experience whilst within it. The inclusion of double patio doors in the lounge brings in both views of the rear garden and an abundance of natural light to the room. There is a choice of fitted kitchens with built-in oven, cooker hob and cooker hood. Upstairs, you'll find two double bedrooms, one with fitted wardrobes to utilise space. Separating both bedrooms is the Alder's main bathroom, this is well proportioned with a bath and mains pressure shower with shower screen. Each Alder plot has a rear garden and two private car parking spaces. All new Primesave homes are traditionally built incorporating the latest high-performance insulation to the floors, walls, windows and roof. Solar panels are included as standard together with an EV charging point. Low carbon heating is installed with and air source heat pump and pressurised hot water system. For your safety there are mains powered smoke alarms and a fire suppression sprinkler system.

### **Additional Information**

- Predicted EPC rating: Band B
  - Predicted council tax band C
  - Tenure: Freehold
  - Management fee: An annual management charge, currently estimated at £250, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or manis service providers
  - Mains services connected: Water, drainage, electricity. Full fibre high speed broadband.
  - Anticipated completion date: March 2026
  - The images are artist's impressions or show completed properties of the same type on previous developments. NOTE: Elevation colours, such as brick work and window frames will vary and some images may show alterations or extras arranged at additional cost.
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Floor Plan  
(not to scale - for identification purposes only)



**Approximate total area<sup>(1)</sup>**  
602.24 ft<sup>2</sup>  
55.95 m<sup>2</sup>

**Reduced headroom**  
0.91 ft<sup>2</sup>  
0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## General Services:

**Local Authority:** Powys

**Council Tax Band:** New Build

**EPC Rating:**

**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 take the A483 towards Welshpool and pass through Pant. On entering Llanymynech go ahead at the crossroads, follow the main road through Four Crosses. Shortly after turn right at the main junction for Arddleen then, turn second right towards the village school, pass the school and the development will be seen on the right, before the new development of Badgers Field.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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 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.