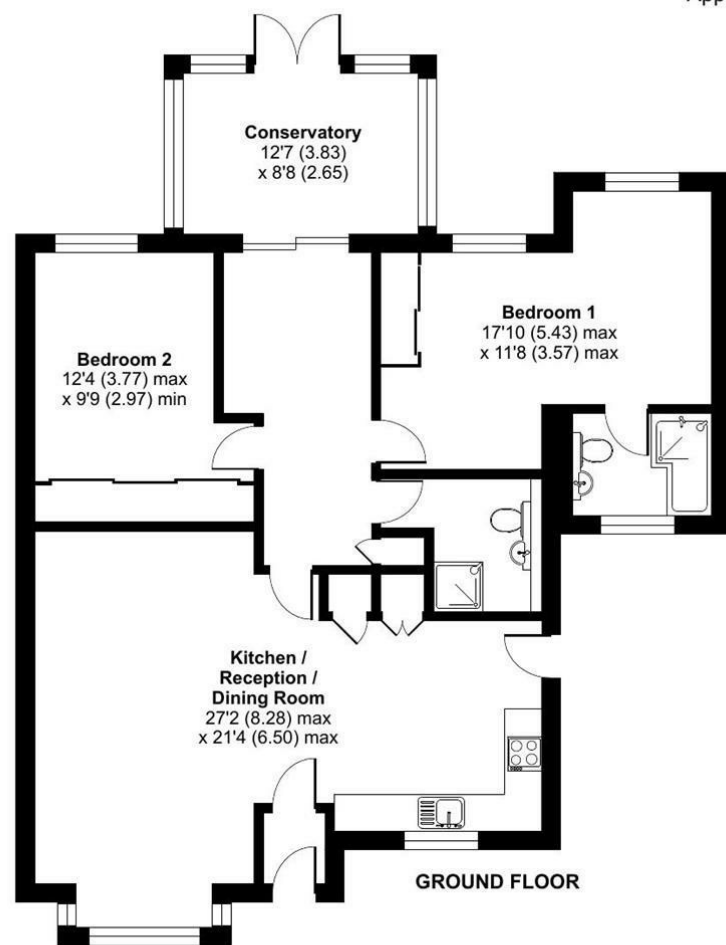
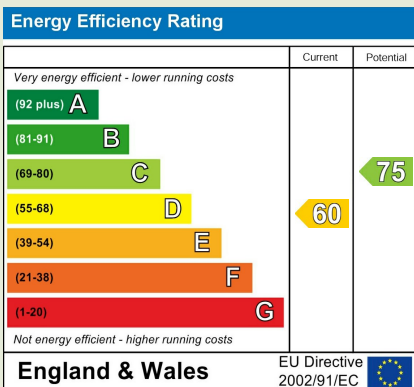




Approximate Area = 1190 sq ft / 110.6 sq m
For identification only - Not to scale



1 CAE HAIDD | LLANYMYNECH | SY22 6FA



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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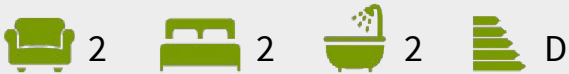
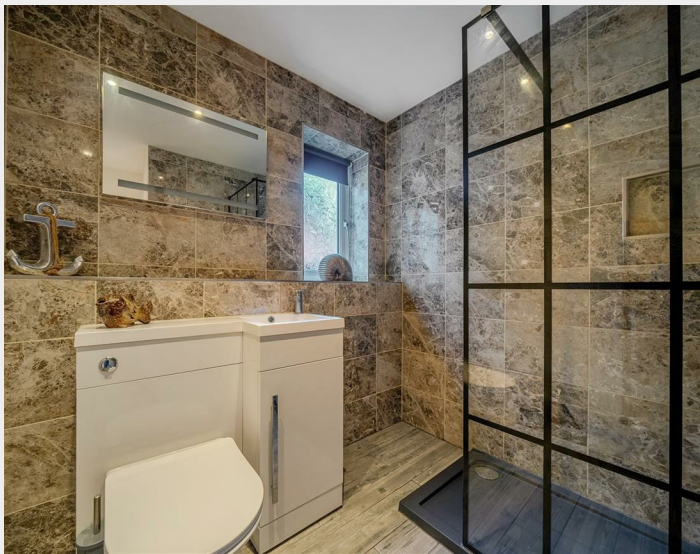


A spacious two-bedroom detached bungalow boasting around 1,200 sq ft of stylishly presented and sociably arranged living accommodation situated across a single storey, complemented by generous gardens and ample parking, positioned on the perimeter of a popular development on the edge of Llanymynech.

Offers in the region of £329,950

1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Detached Bungalow
- Generous Internal Accommodation
- Well Presented
- Master with En-Suite
- Large Gardens
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Cae Haidd in Llanymynech for sale by private treaty.

1 Cae Haidd is an immaculately presented detached bungalow, offering stylish and contemporary single-storey living within a sought-after residential location. Finished to an exceptional standard throughout, the property seamlessly combines modern open-plan living with well-appointed bedrooms, landscaped gardens and ample off-road parking. An ideal home for families, downsizers, or those seeking the convenience and comfort of single-storey accommodation.

The accommodation is centred around an impressive open-plan kitchen, dining and living space, flooded with natural light. The property further benefits from two bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom, and conservatory.



SITUATION

Enjoying a desirable position within the popular border village of Llanymynech, the property occupies an attractive setting that combines the charm of village living with excellent connectivity. Llanymynech offers a range of local amenities, including a primary school, convenience store, public houses, pharmacy and café, whilst also being home to the renowned Llanymynech Golf Club, historic Heritage Area and a wealth of picturesque countryside walks.

The nearby market town of Oswestry, approximately 6 miles away, provides a comprehensive range of independent and national retailers, leisure and healthcare facilities, together with highly regarded schools. The area is exceptionally well connected, with convenient road links to Welshpool, Shrewsbury, Wrexham and Chester, making it an ideal location for those seeking a balance of rural surroundings and everyday convenience.

SCHOOLING

The property is conveniently situated within easy reach of a number of highly regarded state and independent schools, including Llanymynech Church in Wales Primary School, Carreghofa CP School, The Marches School, Llanfyllin High School, Moreton Hall School, Oswestry School, and Packwood Haugh School.

DIRECTIONS

From Oswestry, proceed south on the A483 towards Welshpool, passing through Llyncllys and Pant. Upon entering Llanymynech, turn right at the village crossroads and continue along the road before taking the third left into Cae Haidd. Follow the road into the development, where the property will be found on the left-hand side, identified by a Halls “For Sale” board.

W3W

///develops.grouping.lifetimes



THE PROPERTY

The front door opens into a reception hall, providing access to the superb open-plan kitchen, dining and living room forms the heart of the home, offering generous proportions for both everyday living and entertaining. The contemporary kitchen is fitted with a stylish range of units incorporating integrated appliances, complemented by marble-effect work surfaces and ample preparation space. The adjoining dining and sitting areas provide excellent versatility.

From the kitchen, dining and living room, a door leads into an inner hallway with recessed storage cupboard, providing access to the further accommodation. The principal bedroom is a spacious double room benefiting from fitted wardrobes and a well-appointed en-suite. There is one further bedroom of good proportions and also benefits from fitted wardrobes, served by a contemporary family bathroom fitted with a modern white suite and shower.

Sliding doors open into the conservatory, creating an additional reception space with delightful views over the rear gardens. Double-opening patio doors lead out onto the garden, allowing for a seamless transition between the indoor and outdoor spaces.

OUTSIDE

To the front, a generous driveway provides ample parking and is bordered by established hedging and attractive planted beds.

The rear gardens have been thoughtfully landscaped to offer a wonderful space for relaxation and entertaining, featuring an extensive decked terrace with fitted shade sails, perfectly suited to outdoor dining and social gatherings. Surrounding gravelled areas are interspersed with a variety of mature shrubs, ornamental trees and colourful planting, providing interest throughout the seasons. A timber garden shed offers practical storage, whilst the enclosed nature of the gardens ensures an excellent degree of privacy. Altogether, the gardens provide a delightful extension of the living accommodation and a superb setting in which to enjoy the outdoors.



SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX

The property is shown as being within council tax band 'E' on the local authority register.

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 (plus 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

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.