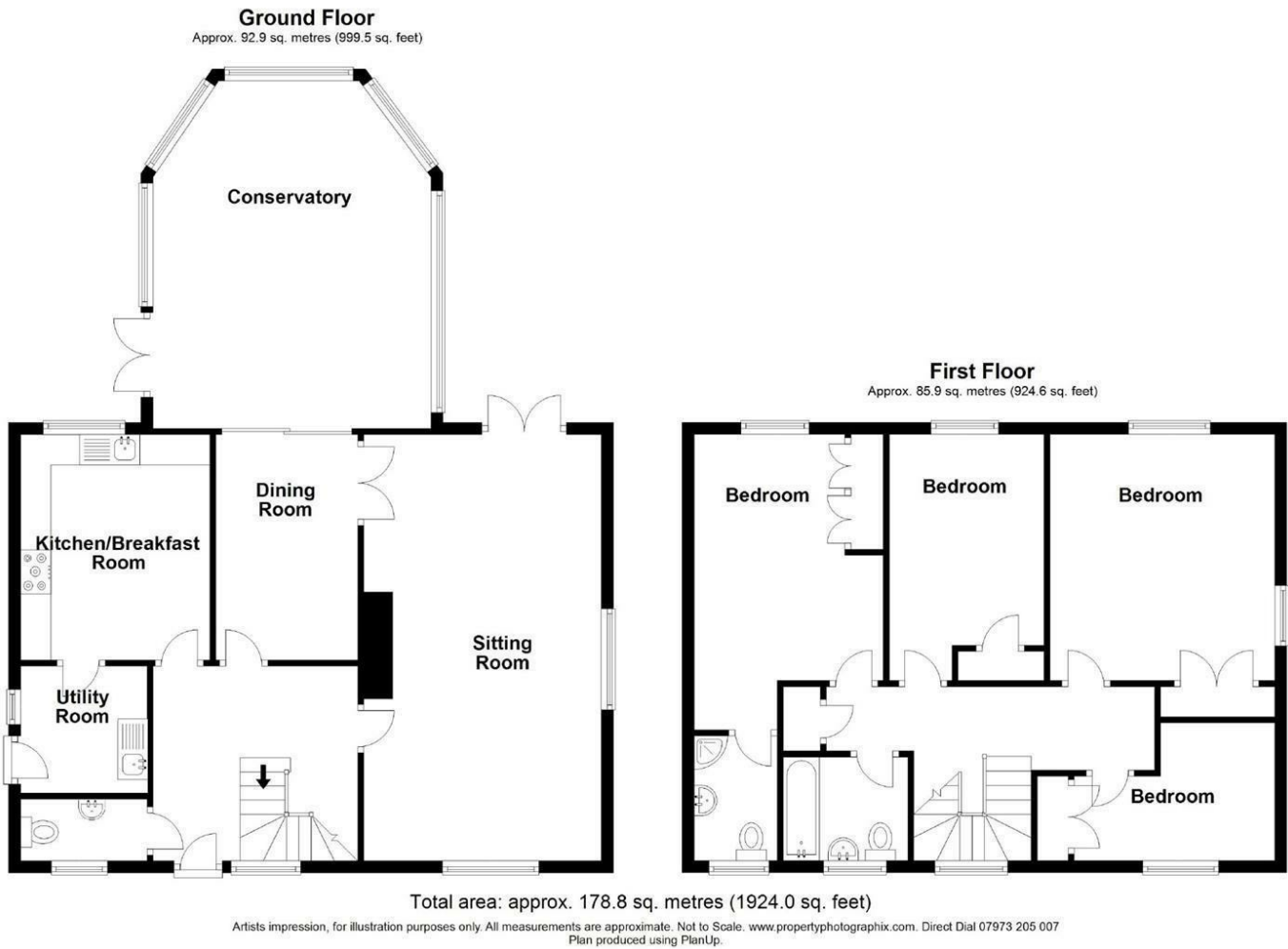


FOR SALE

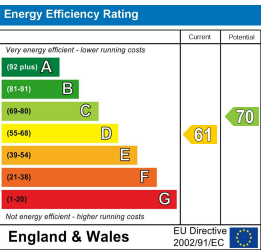
4 Tregarthen Close, Arddleen, Llanymynech, Powys, SY22 6PT



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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £500,000

4 Tregarthen Close, Arddleen, Llanymynech, Powys, SY22 6PT

Situated in the conveniently located village of Arddleen between Welshpool and Oswestry. This well presented executive four bedroom detached family house has the benefit of a generous plot, double glazing and large twin garage. The spacious accommodation comprises spacious entrance hall, W.C. breakfast kitchen, utility, lounge, dining room, spacious sun lounge with fantastic views over Rodneys Pillar, galleried landing, generous master bedroom suite with en suite, three further bedrooms and family bathroom.



hallsgb.com

01938 555552



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s





- Executive property
- Four Bedrooms
- Twin Garage
- Generous Plot
- Village location
- Views over long Mountain

Composite Frosted Double Glazed Entrance Door
Leading into

Entrance Hall
With turned staircase off, double glazed window to the front elevation, under stairs storage cupboard, smoke alarm, central heating radiator.

Cloak Room
Which has been recently refitted with a wash hand basin set on a vanity unit, low level W.C., heated towel rail, tiled floor, part tiled walls, extractor fan, frosted double glazed window to the front elevation.

Kitchen
12'4" x 10'7"
Fitted with a range of shaker style wall and base units, with wood laminate work surfaces, double glazed window to the rear elevation, tiled splash back. Four ring LPG gas hob with partial electric hob, stainless steel extractor canopy, integrated fridge and freezer, dishwasher, electric double oven, recessed spot lights, central heating radiator, wood effect vinyl floor covering, one and a half bowl stainless steel sink drainer unit, mixer tap.

Utility room
6'7" x 5'8"
Fitted with a range of shaker style wall and base units to match the kitchen, plumbing and space for washing machine, central heating radiator, stainless steel sink drainer unit. Worcester green star condensing oil fired boiler, fuse board, extractor fan, double glazed composite side access door, double glazed window to the side elevation.

Lounge
23'1" x 13'1"
Inset living flame LPG gas fire with exposed brick chimney breast and timber mantelpiece, quarry tiled hearth, two wall light points, television point, double glazed windows to front and side elevation, double glazed french doors leading to the rear patio area, two central heating radiator's, panelled glazed doors leading into

Dining Room
12'0" x 9'3"
With double glazed bi-fold doors leading into the sun room, central heating radiator.

Sun Room
18'8" x 15'5"
Double glazed windows to three elevations, two central heating radiators, double glazed french doors leading to patio area, recessed spot lights, two wall light points.

Galleried Landing
With loft access, central heating radiator, airing cupboard.

Bedroom one
13'8" x 12'7"
Double glazed windows to side and rear elevations with views over Long Mountain, two built in double wardrobes, central heating radiator, telephone points.

Ensuite
With large walk in corner shower, pedestal wash hand basin, low level W.C., electric heated towel rail, tiled floor and walls, extractor fan, frosted double glazed window, shaver light, recessed spot lights, central heating radiator.

Bedroom Two
12'5" x 10'7"
Double glazed windows to side and rear elevation with views over Long Mountain, built in double wardrobe, central heating radiator.

Bedroom Three
10'9" x 8'5"
Double glazed window to the front elevation, central heating radiator, built in double wardrobe.

Bedroom Four
10'4" x 8'2"
Double glazed window to the rear elevation with views over Long Mountain, central heating radiator, built in single wardrobe.

Bathroom
Which is fitted with a white suite comprising of bath with shower over and screen, pedestal wash hand basin, low level W.C., extractor fan, tiled walls, frosted double glazed window to the front elevation, central heating radiator, tiled effect vinyl floor covering, electric heated towel rail, shaver light, recessed spot lights.

Externally
To the front the property has blocked paved off road parking, courtesy light and entrance canopy, lawn, pedestrian gate to either side of the property. To the rear there are two paved patio areas, greenhouse, vegetable plot, lawn, outside tap, external power sockets with well stocked borders.

Garage
20'0" x 19'1"
With power and light, frosted double glazed window to the rear elevation and composite door to the side, with up and over doors.

Service
Mains electricity, water, drainage and Oil central heating are connected at the property.
None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH.
Telephone: 01938 553001
The property is in band 'F'

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Directions
Postcode for the property is SY22 6PT

What3Words Reference is smiled.impeached.than

Anti Money Laundering 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.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com