ANDURIL COEDWAY

| SHREWSBURY | SHROPSHIRE | SY5 9AR

A stunning and impressive modern, contemporary newly built family home, with superb open plan accommodation, situated in a popular village to the West of Shrewsbury on the Welsh Border.

Offers in the region of £499,950

1 4 3 B

- **Open plan kitchen/dining/living area**
- **Stunning countryside views**
- **High quality finish**
- **Private gated entrance**
- **Wrap around low maintenance gardens**
- **NO ONWARD CHAIN**

DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool road and after about 2 miles, take the right turning signposted Lake Vyrnwy (B4393 road). Continue along this road through the village of Alberbury and into Coedway. Proceed past the Hand and Diamond Public House on the left, as you start to come down the hill, the property can be seen on the right hand side.

SITUATION

Coedway is a small hamlet conveniently located a short drive from Shrewsbury, with the neighbouring towns Oswestry and Welshpool also within easy commuting distance. The village itself has a small tea room and the well-known Hand & Diamond Public House. A small supermarket is located in the adjoining village of Llandrinio.

DESCRIPTION

Anduril is a stunning newly-build family home offering some spectacular open plan living accommodation, the ground floor includes a modern kitchen leading to the living and dining areas either side. This open-plan layout downstairs benefits from a centralised bespoke kitchen with quartz worktops, centre island with breakfast bar and a range of built in appliances. The sitting room has a feature fireplace with log burning stove. There is also a large utility room, wet room and access to the integral double garage.

On the first floor there is an incredibly impressive principle bedroom suite, with dressing room, en suite shower room and large balcony taking in the wonderful far reaching countryside views. There are three further bedrooms (one with en suite facilities), a family bathroom and a lovely landing. There are wrap around gardens that are mostly laid to lawn, with two patio areas located off the dining and living areas. These patios are currently enclosed as the current owners have cats, but these structures are easily removable.

Anduril has solar panels to ensure energy efficiency. The property offers modern contemporary family living in abundance and combines a tasteful high quality finish with a thoughtfully planned layout, giving this great accommodation. With its stunning features and picturesque surroundings, this property offers a unique opportunity to experience countryside living at its finest.

OUTSIDE

The property is approached through private electric gates leading to the side and front of the property, where there is plenty of parking available on the block paved driveway. The driveway leads to the double garage with electric door.

There are lawned garden areas to the front, side and rear of the property and all have beautiful aspects of the local countryside. The rear gardens also benefits from a number of young fruit trees.

GENERAL REMARKS

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 £36 (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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

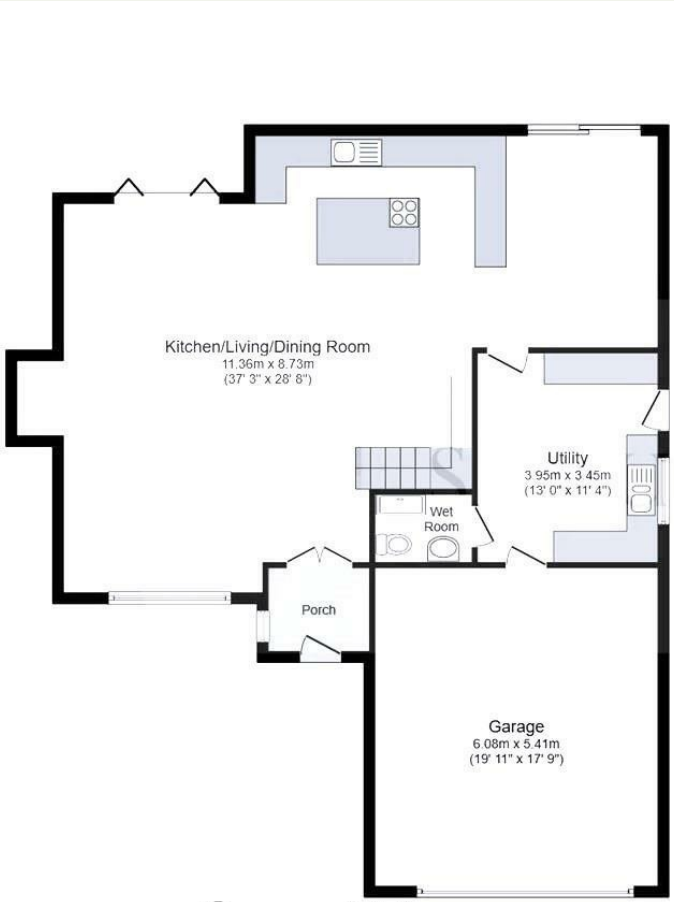
Mains water and electricity are understood to be connected. Private drainage. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

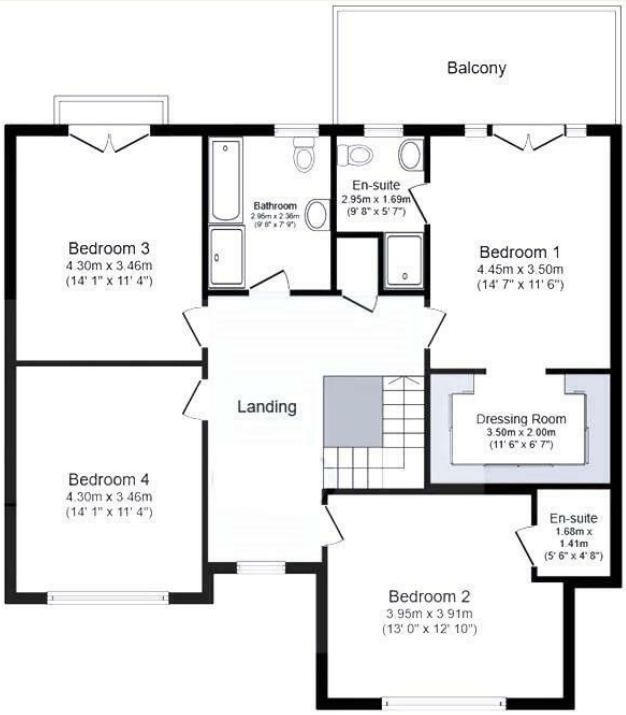
The property is in Council Tax band 'G' on the Powys Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



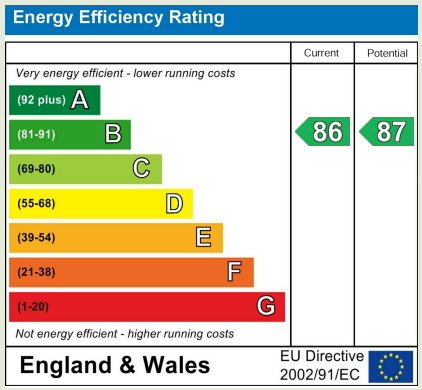
Ground Floor



First Floor

Total floor area 234.8 m² (2,528 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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.

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The Property Ombudsman

Halls 1845

SHREWSBURY SALES

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