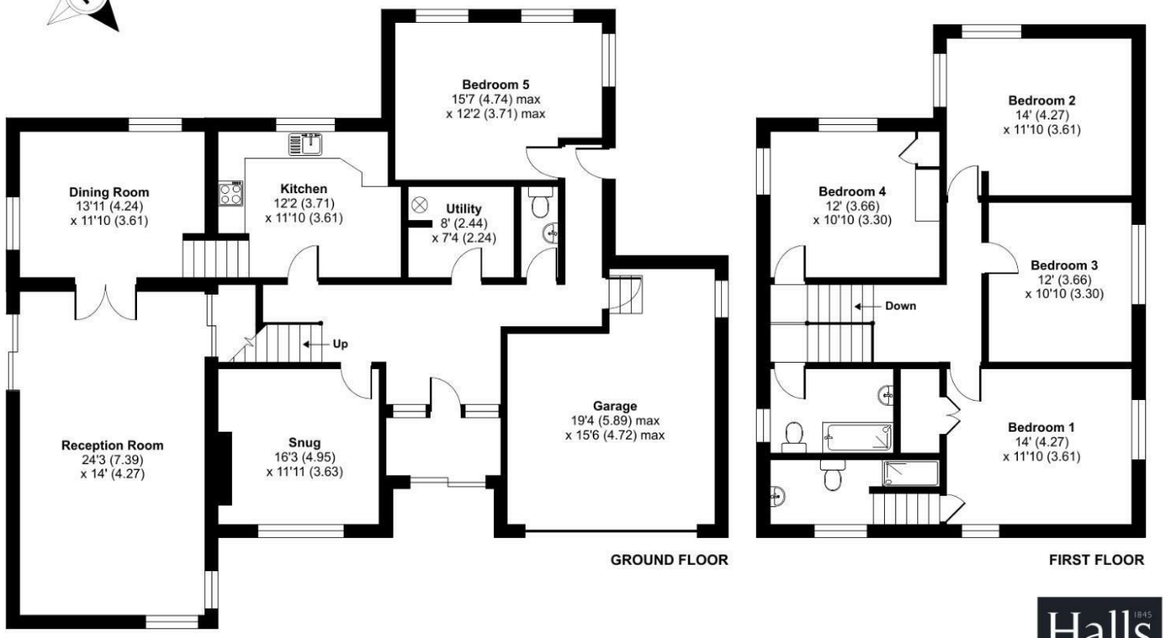
FOR SALE

Ashbank, 1 Breidden Avenue, Arddleen, Llanymynech, SY22 6SP

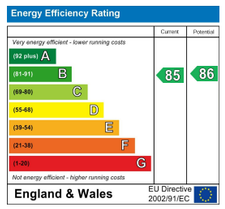
Approximate Area = 2277 sq ft / 211.5 sq m
Garage = 263 sq ft / 24.4 sq m
Total = 2540 sq ft / 235.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1409354

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



Halls 1845

01938 555552

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

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Ashbank, 1 Breidden Avenue, Arddleen, Llanymynech, SY22 6SP

Ashbank is a spacious five double bedroom family home offering great value for money. The split level accommodation has separate rear access (useful for those operating a business) and spacious rooms with large windows creating a bright and airy atmosphere with lovely views across the valley. The large ground floor comprises of an entrance hall, refitted kitchen, dining room, large lounge with stove, snug, W.C. and fifth bedroom/ home office. The first floor includes a landing, family bathroom with Jacuzzi bath, fourth bedroom, further landing, principal bedroom with ensuite and two further double bedrooms. The property has an air source heat pump and solar PV with battery storage making it a cost effective home to run. It is situated on a large corner plot with ample off road parking and double garage. Viewing is essential to appreciate the volume of accommodation on offer.

FOR SALE

3 Reception Room/s | 5 Bedroom/s | 2 Bath/Shower Room/s

- **Spacious detached five double bedroom family home offering excellent value for money**
- **Split-level accommodation with separate rear access (ideal for running a business)**
- **Bright and airy feel throughout with views over the valley**
- **Energy-efficient features: air source heat pump and solar PV with battery storage**
- **Positioned on a large corner plot with ample off-road parking and double garage**
- **Viewing recommended to appreciate the generous space on offer**

Double glazed patio doors lead into

Entrance Porch
Wood laminate floor covering, glazed door with side windows, leading to

Entrance Hall
Two radiators, recess spotlights, stairs off, door to Garage, double glazed door to rear Garden, large walk in airing cupboard with plumbing and space for washing machine.

Lounge
Double glazed picture windows to front and side elevation with views across the valley, exposed brickwork to two walls, two wall light points, inset multifuel stove set on quarry tiled hearth, two radiators, double glazed patio doors lead out to side entertaining patio area, double doors open into

Dining Room
Double glazed picture windows to side and rear elevations, radiator, steps down to Kitchen.

Kitchen
Refitted with a modern range of light grey high gloss wall and base units, laminate work surfaces, inset sink drainer unit with mixer tap, Bosch microwave and electric self cleaning oven, extractor canopy, double glazed window to rear, recess spotlights, radiator, integrated fridge, integrated dishwasher, under unit lighting, wood laminate floor covering.

Snug
Inset multifuel stove set on polished granite hearth with timber mantlepiece, double glazed window to front elevation, radiator, wood block flooring.

W.C.
Low level W.C., wall mounted wash hand basin, radiator, wood laminate floor covering, extractor fan.

Bedroom Five/ Office
Two double glazed windows to rear elevation, double glazed window to side elevation, radiator, wood laminate floor covering.

Landing
Wood laminate floor covering, radiator, stairs off.

Family Bathroom
Jacuzzi bath with mixer tap, shower over and screen, wall mounted wash hand basin, low level W.C., loft access, tiled splashbacks, frosted double glazed window, radiator.

Bedroom Four
Double glazed windows to both front and side elevations with views across the valley, radiator.

Landing
Wood laminate floor covering, radiator, shelved linen cupboard.

Bedroom One
Double glazed windows to side and rear elevations, radiator, built in double wardrobe, steps down to

Ensuite
Shower, pedestal wash hand basin, low level W.C., frosted double glazed window, radiator.

Bedroom Two
Double glazed windows to front and side elevations, radiator.

Bedroom Three
Double glazed window to side elevation, radiator.

Externally
The property has off road parking for four cars to the front, double garage with up and over door, power and light, wraparound lawned garden, paved patio area, covered rear entrance canopy and concrete store. To the rear there is an air source heat pump providing heating and hot water with solar PV panels and battery storage. There is a further patio area to the side of the property.

Services
Mains electricity, water, drainage and air source heat pump 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 'G'

Directions
Postcode for the property is SY22 6SP

What3Words Reference is pursuit.outbid.fuse

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

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