

# Town & Country

Estate & Letting Agents



**9 Breidden View, Llansantffraid, SY22 6AX**

**£495,000**

Town and Country are delighted to market this stunning, detached new build home on the edge of the charming village of Llansantffraid. This modern property boasts three reception rooms, four double bedrooms, and three bathrooms, offering ample space for comfortable living as well as plenty of outdoor space. With a high specification finish constructed to an exacting standard by a reputable local developer, this property is designed to impress. Don't miss the opportunity to make this house your home - viewing is highly recommended to truly appreciate all that this property has to offer.



### Directions

From Oswestry proceed along the A483 towards Llynclys. On reaching the Llynclys crossroads turn right sign posted Llansantffraid. Turn left and continue until reaching the village of Llansantffraid. The new Development will be viewed on your left hand side identified by our board.

### The Location

The Border Village of Llansantffraid is thriving with a school, doctors surgery, public house and shops and good road links. The nearby market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows for travelling to Shrewsbury, Telford, Chester, The Wirral and beyond.

### About The Developer

This property built by local developers Mark Evans Construction offers contemporary, flexible accommodation built to a very high standard with great attention to detail. Mark Evans Construction is a family managed building company established in 1992. They pride themselves on using the very best quality materials along with high quality workmanship to create exceptional homes.

### The Property Specification

The property features include;

- \* Elegant Grand Reception Hall
- \* Solid Oak Engineered Doors throughout
- \* Fantastic open plan Kitchen/Dining Room/Family Room
- \* Oak Staircase with Glass Panelling
- \* High Quality flooring throughout
- \* Four Double Bedrooms, Two with En-suite
- \* Fully fitted Kitchen
- \* The best quality Neff Appliances including Slide and Hide oven, Combination Microwave, Warming drawer
- \* Integral Dishwasher & Fridge Freezer
- \* Quartz worktops and upstands in the kitchen and utility room
- \* Stairs, Landing and Bedrooms all carpeted with high quality carpets
- \* Loft hatches with Drop down ladder and light installed to the loft space
- \* uPVC windows with agate grey foil finish to the exterior and white to the inside
- \* Bi Fold doors to the rear in the Office/Play Room and Kitchen/Dining/Family Room
- \* Front and Rear doors in Anthracite grey
- \* Slate roof
- \* CCTV & Alarm System installed
- \* Garage with insulated electric roller doors
- \* 'Grant' air source heat pump
- \* Under Floor Heating to the ground floor & Radiators upstairs
- \* High Quality Bathrooms with the best quality fittings

- \* Rural Location
- \* Generous Driveway and Parking
- \* Fibre Broadband installed
- \* EPC Rated B
- \* Safety Sprinkler System installed in each room

### Entrance Hall



### Ground Floor Office Space/Play Room 14'6" x 8'9" (4.44m x 2.69m )



### Living Room 17'10" x 13'5" (5.44m x 4.11m )





**Kitchen/Dining/Family Room 30'6" x 9'1" (9.3m x 2.77m)**



**Bedroom Two 15'1" x 10'7" (4.6m x 3.23m )**



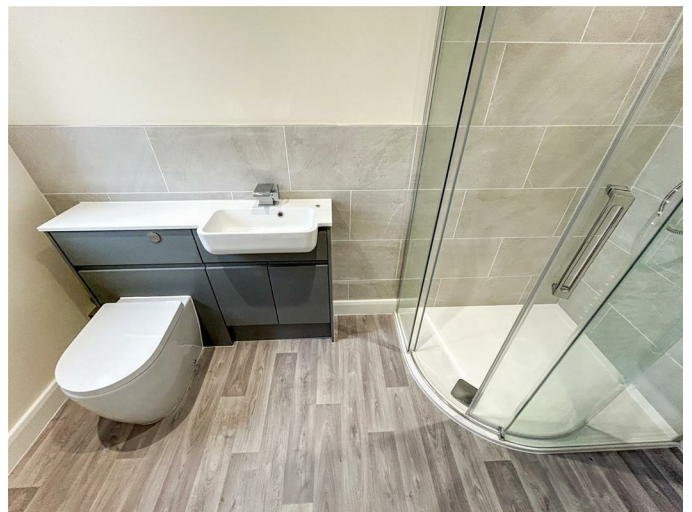
**Utility Room**

**First Floor Landing**

**Bedroom One 16'2" x 12'4" (4.95m x 3.78m)**



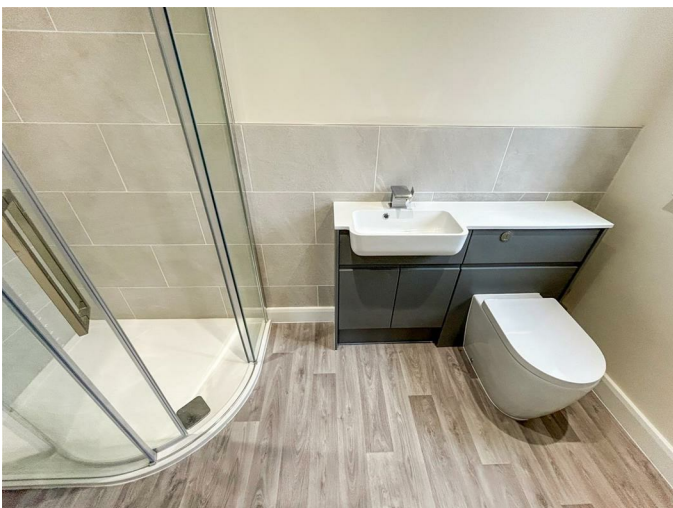
**Ensuite**



**Bedroom Three 10'7" x 8'9" (3.23m x 2.69m)**



**Ensuite**





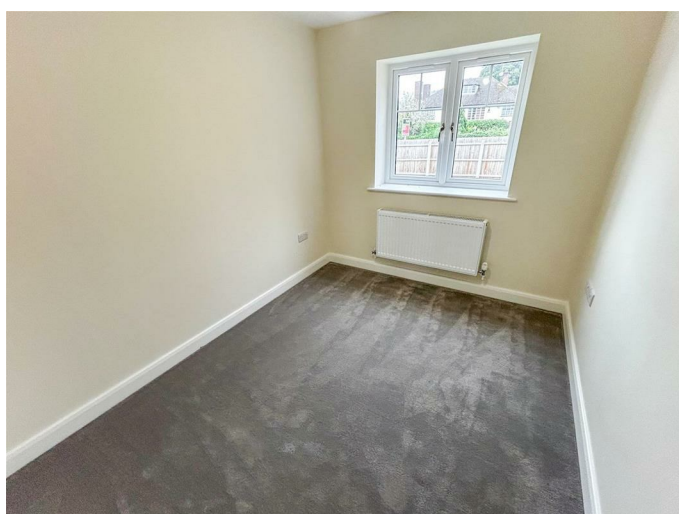
**Family Bathroom**



**Additional Photograph**



**Bedroom Four 9'1" x 7'10" (2.77m x 2.41m)**



**Garage**

**To The Front**



**To The Rear**

**To The Outside:**





## Aerial Photograph Of The Development



## Additional Aerial Photograph



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and

Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

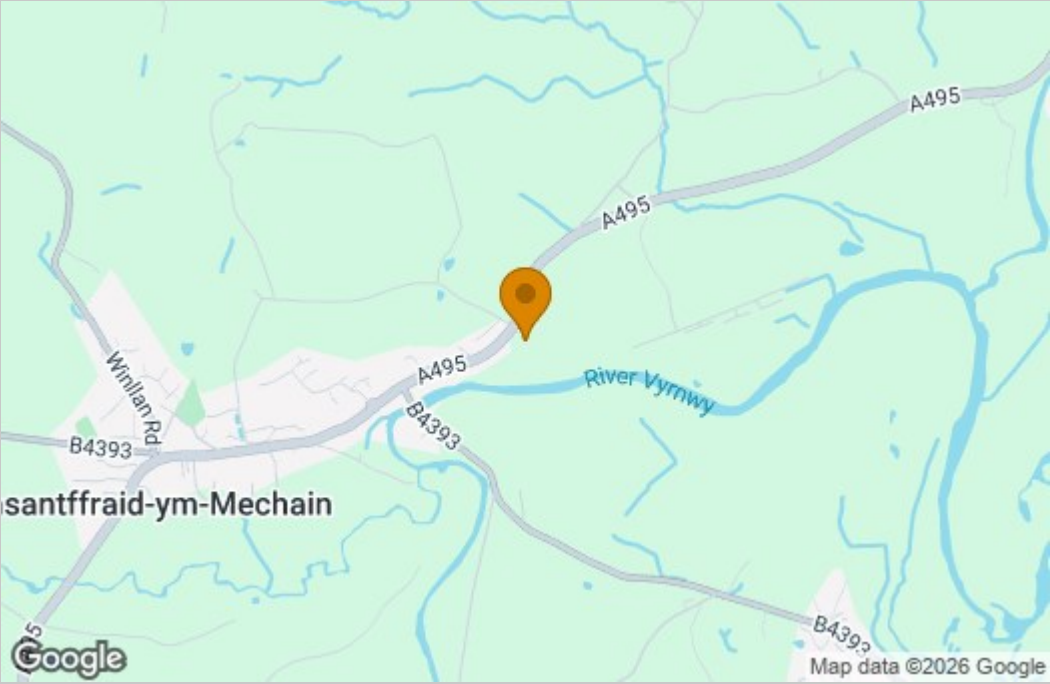
## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

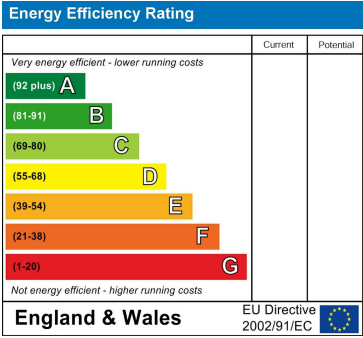
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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