

# Town & Country

Estate & Letting Agents



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

**£524,000**

OPEN DAY - SAT 4TH OCTOBER 10 TO 12NOON! Town & Country Oswestry are delighted to offer to the sales market this FOUR BEDROOM NEWLY BUILT DETACHED HOME! With a high level of attention to detail and traditional styling, this property offers expansive accommodation with fantastic views over farmland and beyond at the rear. This small village development has been constructed by a reputable local developer and has modern living at heart. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THIS DEVELOPMENT.

### 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;

- \* Solid Oak Engineered Doors throughout
- \* Fantastic open plan Kitchen/Dining 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 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 Views over farmland and the hills beyond
- \* Generous Driveway and integral electric single

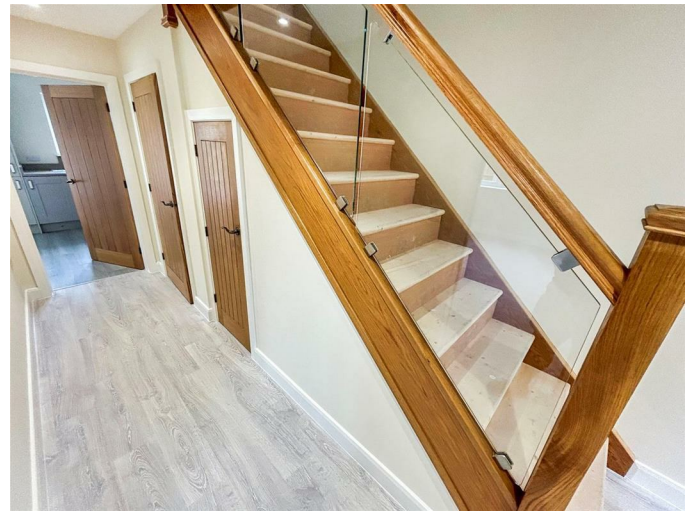
garage.

\* Fibre Broadband installed

\*EPC Rated B

\*Safety Sprinkler System installed in each room

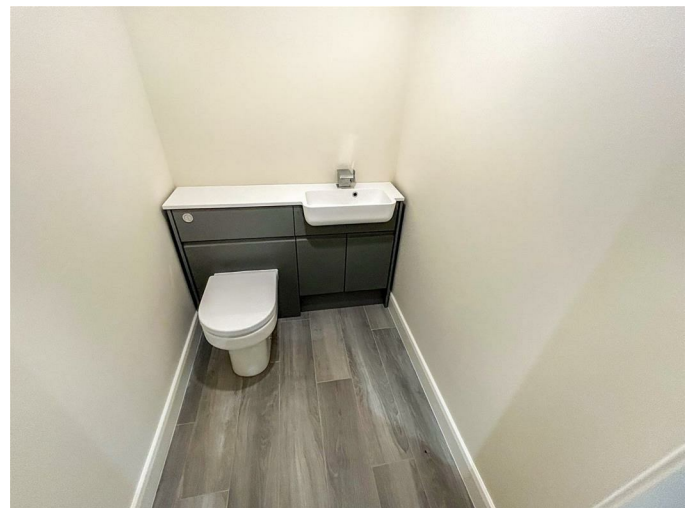
### Hallway



### Hallway Additional Photograph



### Cloakroom



**Lounge 17'10" x 13'5" (5.44 x 4.11m)**



**NEFF Appliances**



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



**Kitchen Finishes**



**Kitchen Additional Photograph**



**Utility Room**



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



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



**En-suite**



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

**Family Bathroom**



**Bedroom Two 15'1" x 10'7" (4.60 x 3.23m)**

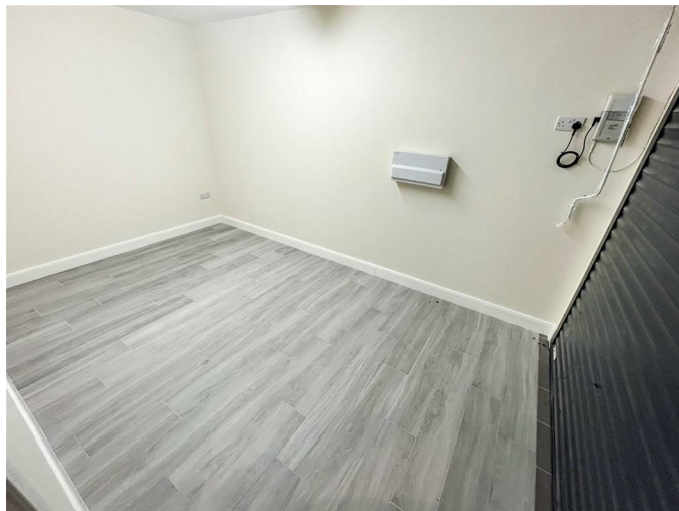


**Bathroom Finishes**



**En-Suite**

**Integral Garage 14'6" x 8'9" (4.44m x 2.69m)**



**Views To The Rear**



**To The Front Of The Property**



**Aerial Photograph Of Development**



**To The Rear Of The Property**



**Aerial Additional 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 Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

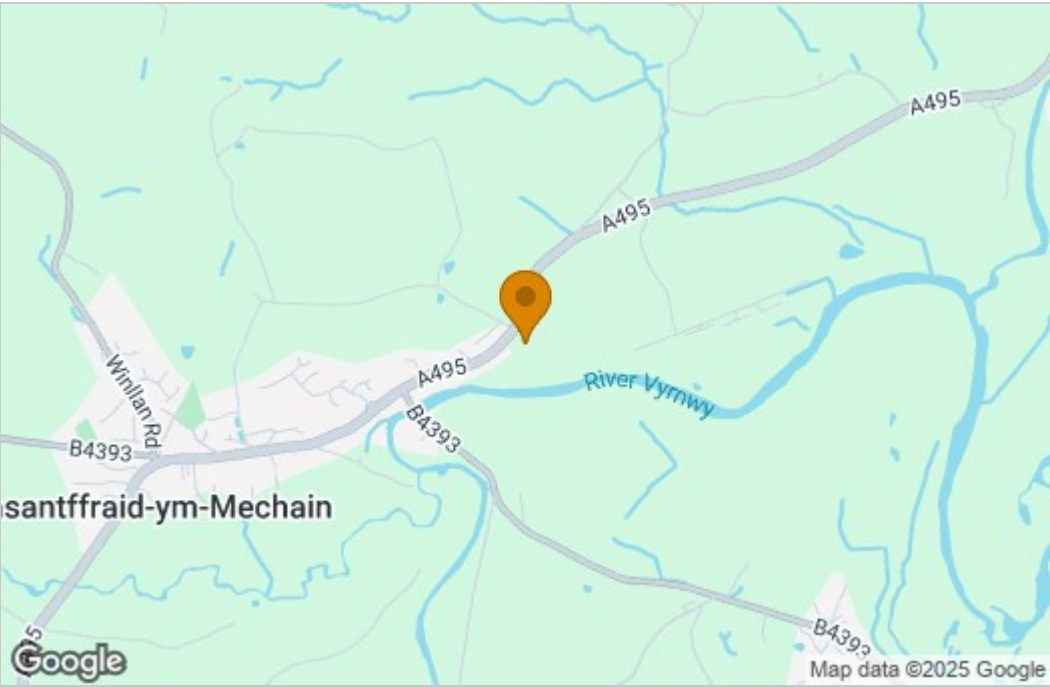
### **Additional Information**

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.

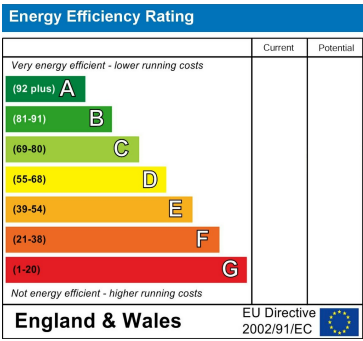
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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