

Town & Country

Estate & Letting Agents



**2 Breidden View, Llansantffraid,
SY22 6FL**

£1,100 Per Month

Town & Country Oswestry are delighted to offer to the Rental market this HIGH QUALITY THREE BEDROOM NEWLY BUILT SEMI DETACHED MODERN RENTAL HOME! With a high level of attention to detail and traditional styling, this property offers expansive accommodation with fantastic views over farmland and beyond, Situated in the rural village of Llansantffraid with local amenities within walking distance. ****Strictly No Pets****

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.

The Property Specification

The property features include;

- * Solid Oak Engineered Doors throughout
- * Fantastic open plan Kitchen/Dining Room
- * High Quality flooring throughout
- * Three Bedrooms
- * Fully fitted Kitchen
- * Stairs, Landing and Bedrooms all carpeted with high quality carpets
- * uPVC windows with agate grey foil finish to the exterior and white to the inside
- * Double doors leading to the rear garden
- * Front, and Rear doors in Anthracite grey
- * Slate roof
- * '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
- * Fibre Broadband installed
- * EPC Rated B

Accommodation Comprises:

Entrance Hall



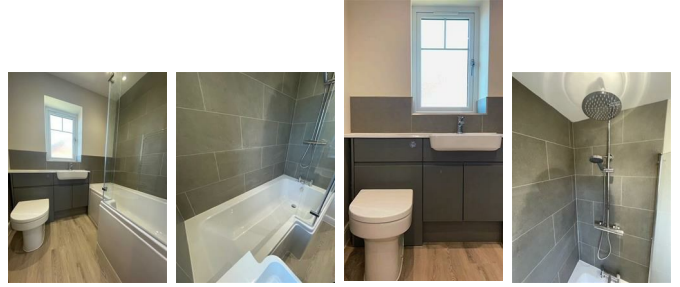
Lounge



Open Plan Kitchen/Dining Room



Bathroom



Additional Photograph

W.C



Bedroom One



Bedroom Two



First Floor Landing



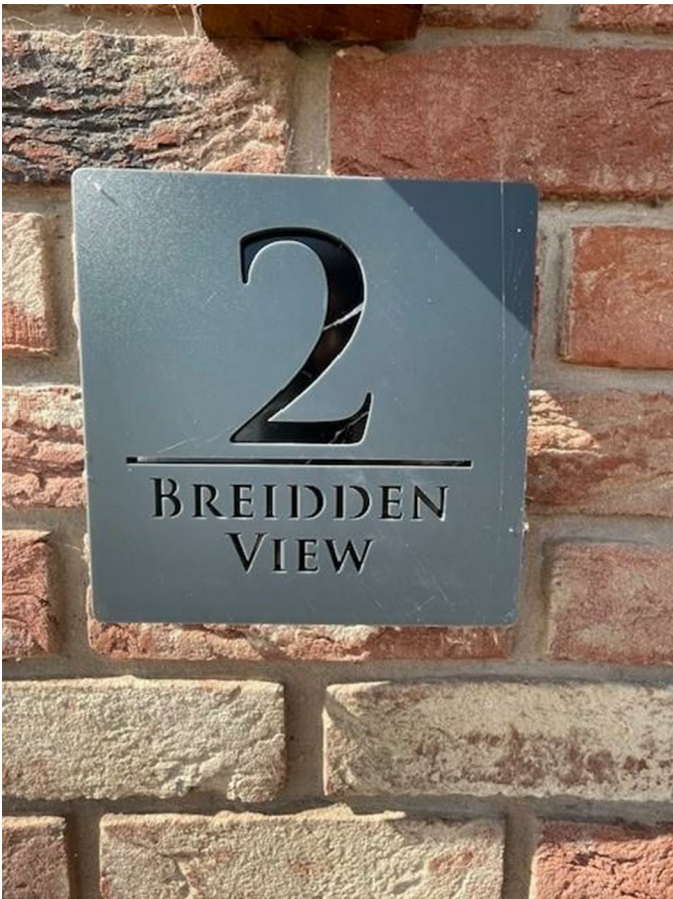
Bedroom Three



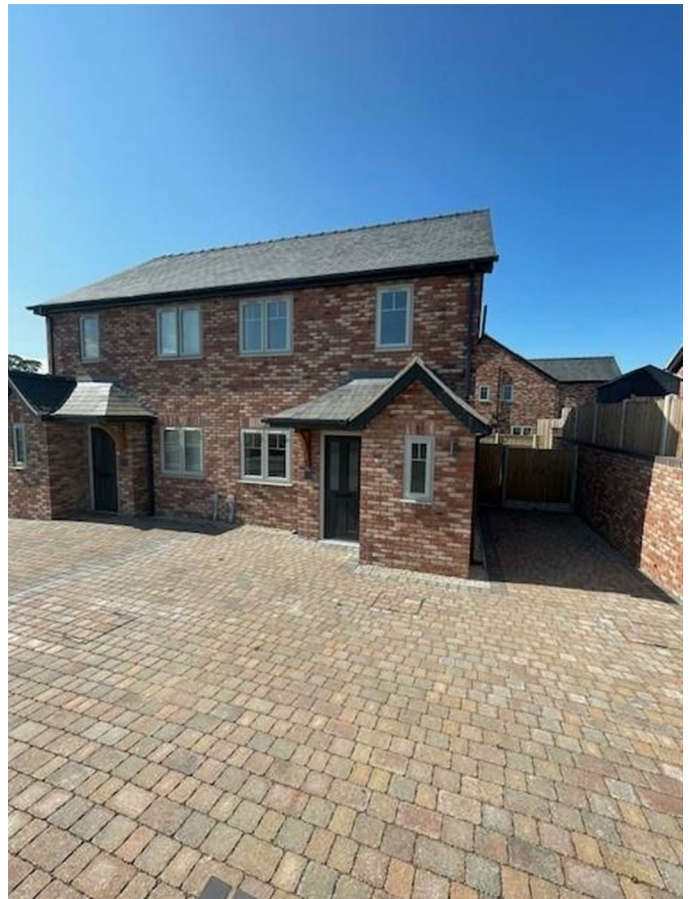
To The Outside:



Additional Photograph



To The Front



To The Rear



Additional Photograph



Aerial Photograph Of The Development



Additional Photograph

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

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 view

Anyone wishing to view must complete an interest to view form through Rightmove enquires.

Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party, therefore completing the interest to view form does not guarantee a viewing.

This property is strictly no pets and will remain so for the full duration of the tenancy.

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.

Town and Country Services

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 must 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.

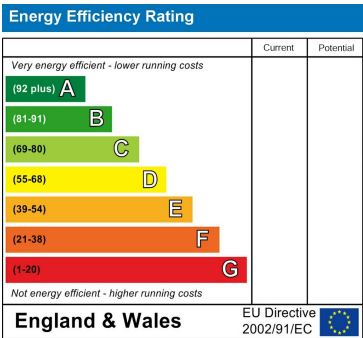
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Floor Plan

Area Map



Energy Efficiency Graph



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