



FOR SALE

£625,000

Rodney View Arddleen, Llanymynech, Powys, SY22 6PX

Situated on a generous plot this extended five bedroom detached family house. The accommodation comprises entrance hall, lounge, dining room, garden room, kitchen/breakfast room, sitting room, family room, utility room W.C., boiler/store room, large master bedroom with en suite, four further bedrooms, bathroom. Externally there is a generous parking area, twin garage with room above, potting shed and greenhouse. The property is situated on a generous plot with views over long mountain, Rodneys pillar and has farmland to the rear. Viewing essential to appreciate the size and situation of this lovely family home.





- **Extended Detached Property**
- **Five Bedrooms**
- **Garden Room**
- **Oil Fired Central Heating**
- **Twin Garage**
- **Sought after Village Location**

GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

With panelled glazed windows to either side, tiled floor, arched panelled glazed window leading into

ENTRANCE HALL

With turned staircase off, central heating radiator, two wall light points.

LOUNGE

26'7" x 12'2"

Bay window to the front elevation, two central heating radiators, storage cupboard, inset wood burning stove with marbled display shelving, television point, three wall light points, double doors opening into dining room and garden room.

DINING ROOM

19'9 x 10'9

With bay window to the rear overlooking the garden, wood laminate floor covering, central heating radiators, two wall light points.

GARDEN ROOM

23'9 x 12'2

With double glazed patio doors to three elevations, wooden flooring.

KITCHEN/BREAKFAST ROOM

14'1 x 10'9

Fitted with a range of wall and base units with laminate work surfaces, central heating radiator, breakfast bar, tiled floor, built in double oven, one and a half bowl stainless steel sink drainer unit, mixer tap, integrated dishwasher, pantry cupboard, electric hob, extractor canopy, window overlooking the rear garden. Door to

REAR ENTRANCE HALL

With glazed rear access door, tiled floor.

UTILITY

10'0 x 7'9

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine and tumble dryer, window to the rear elevation, space for fridge freezer, tiled floor, central heating radiator, tiled splash backs, door to boiler room.

W.C.

Low level W.C., wash hand basin set on vanity unit, central heating radiator, tiled floor, window to the rear elevation, part tiled walls.

BOILER ROOM/STORE ROOM

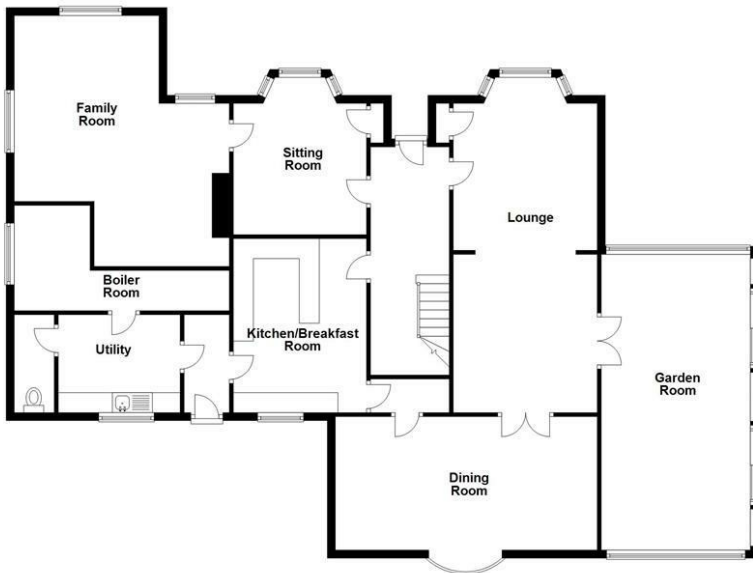
Mistral oil boiler, timer controls, tiled floor, central heating radiator, window to the side elevation.

INNER HALLWAY

Linking kitchen to dining room, with central heating radiator, under stairs storage cupboard.



Ground Floor
Approx. 171.2 sq. metres (1843.2 sq. feet)



First Floor
Approx. 112.8 sq. metres (1214.3 sq. feet)



Total area: approx. 284.0 sq. metres (3057.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



5 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



SITTING ROOM

10'9 x 10'7

Bay window to the front elevation, central heating radiator, inset electric fire with marbled hearth and decorative surround, built in storage cupboard, panel glazed door leading into

FAMILY ROOM

17'7" x 17'1" max measurements

Inset wood burning stove with quarried tiled hearth and timber mantelpiece, oak flooring, four wall light points, central heating radiator, windows to front and side elevation.

LANDING

Two windows to the rear elevation, two central heating radiators, three wall light points, airing cupboard.

BEDROOM ONE

17'7 x 15'7

Window to the front elevation with views towards Long Mountain and Rodney's pillar, extensive range of built in wardrobes, window to the front elevation, recessed spot lights, two wall light points, central heating radiator.

EN-SUITE

With walk in corner shower, bidet, low level W.C., wash hand basin set on vanity unit with storage cupboards under, central heating radiator, frosted window to the side elevation, recessed spot lights, extractor fan, tiled walls, tiled floor, heated towel rail.

FAMILY BATHROOM

With corner bath, walk in shower, low level W.C., wash hand basin set on vanity unit with storage cupboards under, frosted window to the rear elevation, central heating radiator, recessed spot lights, tiled floor, tiled walls, extractor fan, heated towel rail.

BEDROOM TWO

13'3 x 11'6

Window to the rear elevation, central heating radiator, built in wardrobes, dressing table, views over farmland beyond, two wall light points.



BEDROOM THREE

10'9 x 10'8

Window to the front elevation with views over Long Mountain and towards Rodney's Pillar, central heating radiator, built in wardrobes, bedside tables and dressing table.

BEDROOM FOUR

11'1 x 10'1

Window to the front elevation, central heating radiator, built in wardrobe and dressing table.

BEDROOM FIVE

Window to the front elevation, central heating radiator, built in wardrobe.

EXTERNALLY

To the front, the property has gated vehicular entrance, leading into gravelled driveway which leads to a block paved parking and turning area. There are lawns to either side of the drive with established trees and shrubs.

To the side of the property is a large block paved parking/turning area and gravelled area leading to the rear of the twin garage.

Twin garage with electrically operated up and over doors, measures 21'3 x 19'3, with pedestrian side access door, tiled floor, stairs up to mezzanine level measuring 19'7 x 11'4 with two double glazed roof lights.

To the rear of the property is a paved patio area, vegetable growing area, outside tap, further gravelled parking area, wood store, oil tank, potting shed, there is a large lawned area, greenhouse, variety of fruit trees, further wrap around patio access from the garden room, pond and external courtesy lights.

SERVICES

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828

The property is in Band 'G'



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

DIRECTIONS

The postcode for the property is SY22 6PX
What3words reference is:
[kept.divided.daydreams](https://www.what3words.com/kept.divided.daydreams)

MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017).
Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
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FOR SALE

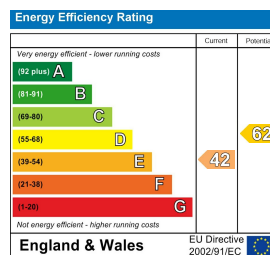
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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



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