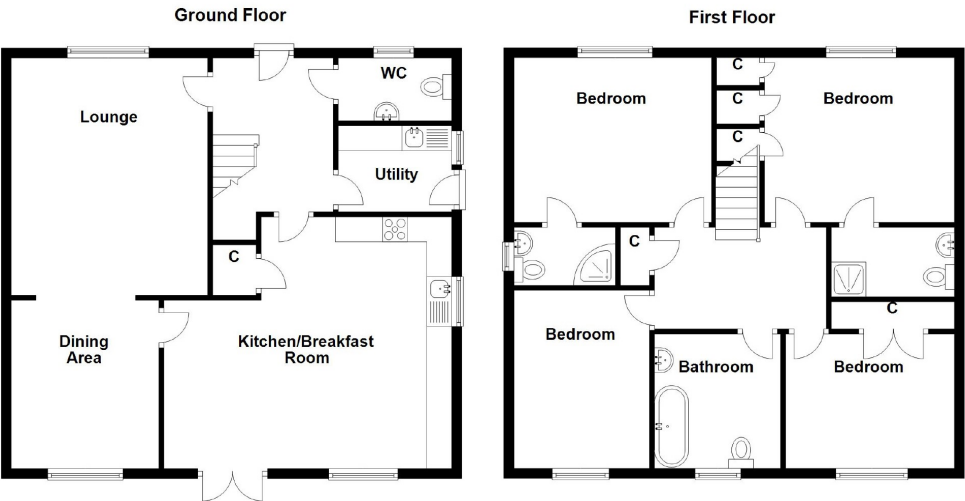


FOR SALE

12 Naylor Fields, Arddleen, Llanymynech, Powys, SY22 6TY



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07073 205 007

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.

Energy Performance Ratings

**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.



01938 555 552

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



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FOR SALE

Offers in the region of £310,000

12 Naylor Fields, Arddleen,  
Llanymynech, Powys, SY22 6TY

An immaculately presented 4 bedroom detached family home situated in a popular village location. The accommodation briefly comprises large open plan kitchen/breakfast and sitting area, utility room, lounge, dining room, 4 bedrooms, 2 En Suite, family bathroom, gardens and tarmac off road parking. Viewing is strongly recommended. Please call Halls Welshpool on 01938 555 552







3 Reception  
Room/s



4 Bedroom/s



4 Bath/Shower  
Room/s



- Immaculately presented 4 bedroom family home
- 2 en suite bathrooms, family bathroom and downstairs WC
- Double garage
- Off road parking for 4 cars
- Garden s with views towards Rodney's Pillar

**Accommodation is as follows:**

Oak effect wood laminate floor covering, stairs off, central heating radiator, fuse board

**WC**

Oak effect wood laminate floor covering, pedestal wash hand basin, low level WC, central heating radiator, frosted double glazed window to the front elevation, wall mounted oil fired boiler, part tiled walls

**Lounge**

4.78m x 3.81m (15'8 x 12'6)  
Double glazed window to the front elevation, electric feature fire with L.E.D. Display, reconstituted stone hearth and surround, 2 central heating radiators, TV point. Archway to

**Dining Room**

3.48m x 3.10m (11'5 x 10'2)  
Double glazed window to the rear elevation, central heating radiator. Door to kitchen/breakfast room

**Utility Room**

2.44m x 1.70m (8'0 x 5'7)  
Fitted with a range of wall and base units, stainless steel sink unit, plumbing and space for washing machine and tumble dryer, frosted double glazed window to the side elevation, frosted double glazed door to the side

elevation, extractor fan, tiled floor, central heating radiator

**Open Plan Kitchen/Breakfast/Family Room**

Kitchen Area measures 3.43m x 2.77m (11'3 x 9'1)  
Fitted with a range of high gloss wall and base units with laminate roll top work surfaces, space for range cooker, stainless steel extractor canopy, stainless steel 1 ½ bowl sink drainer unit, integrated dishwasher and fridge freezer, under unit and plinth lighting. Oak effect laminate floor covering, heated chrome towel rail, under stairs storage cupboard, recessed spotlights  
Dining/Sitting Area measures 5.33m x 3.38m (17'6 x 11'1)  
Double glazed window to the rear elevation, double glazed French doors to the rear elevation, TV point, recessed spotlights, central heating radiator, glass fronted display cabinets, wall and base units with laminate roll top work surfaces, larder cupboard, door to dining room

**Galleried Landing**

Loft access, central heating radiator

**Bedroom 1**

4.50m x 3.76m (14'9 x 12'4)  
3 built in wardrobes, double glazed window to the front elevation, central heating radiator, TV point

**En Suite Shower Room**

Walk in shower, pedestal wash hand basin, low level WC, central heating radiator, tiled splash backs, extractor fan, frosted double glazed window to the side elevation

**Bedroom 2**

3.78m x 3.05m (12'5 x 10'0)

Double glazed window to the front elevation, central heating radiator

**En Suite Shower Room**

Walk in corner shower, low level WC, pedestal wash hand basin, central heating radiator, frosted double glazed window to the side elevation, extractor fan, tiled splash backs

**Bedroom 3**

3.38m x 2.64m (11'1 x 8'8)  
Double glazed window to the rear elevation, central heating radiator, built in double wardrobe

**Bedroom 4**

3.78m x 2.77m (12'5 x 9'1)  
Double glazed window to the rear elevation, central heating radiator

**Family Bathroom**

Roll top claw foot bath, pedestal wash hand basin, low level WC, part tiled walls, central heating radiator, frosted double glazed window, extractor fan

**Externally**

To the front there is tarmac off road parking for 4 cars, stocked borders with trees and shrubs, courtesy lights, side access gates to either side  
Twin Garage measuring 5.36m x 5.28m (17'7 x 17'4) with up and over doors, power and light, frosted double glazed windows to either side  
Paved patio area to the side of the property, outside tap  
To the rear there is a paved patio area with views towards Rodney's Pillar, lawn, stocked borders with a variety of flowers and shrubs, pergola and external power sockets

**Services**

It is understood that mains electricity, water and drainage 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

**Viewings**

Strictly by appointment with the selling agent, Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel: 01938 555 552 Email: welshpool@halls.gb.com

**Directions**

From Welshpool take the A483 towards Oswestry. Continue through the village of Pool Quay and turn left signposted Arddleen. Take the first left and then turn left again.

**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.halls.gb.com  
www.rightmove.co.uk  
www.onthemarket.com