

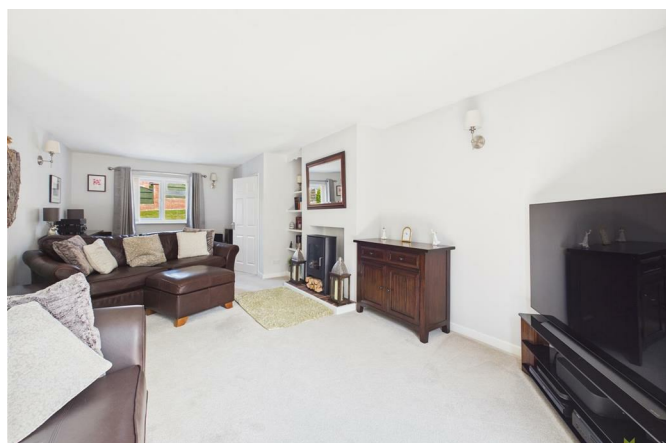
Maes-y-Camlas Mountain View Arddleen Llanymynech SY22 6PX



3 Bedroom Bungalow - Detached
Offers In The Region Of £415,000

The features

- IMPRESSIVE DETACHED BUNGALOW BORDERED BY CANAL
- HALL, LOUNGE, DINING ROOM, CONSERVATORY
- ATTRACTIVELY FITTED KITCHEN/BREAKFAST ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- ENERGY PERFORMANCE RATING "D"
- WELL PROPORTIONED LIVING ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- LOVELY ESTABLISHED GARDENS WITH OPEN ASPECT
- VIEWINGS ESSENTIAL



***** IMPRESSIVE BUNGALOW BORDERING CANAL *****

An opportunity to purchase this beautifully presented 3 bedroom detached Bungalow which has been greatly enhanced by the present owners and offering deceptively spacious rooms - perfect for those looking to downsize yet still require space.

Occupying an enviable cul de sac location in the desirable village of Arddleen backing onto the canal with ease of access to the nearby town of Welshpool and the Market Town of Oswestry.

The accommodation briefly comprises of generous Reception Hall, good sized through Lounge, large Dining Room, attractively fitted Kitchen/Breakfast Room, Conservatory, Principal Bedroom with En-suite, Two Further double Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, garage and lovely landscaped gardens with outdoor seating and dining areas with lovely aspect over the canal.

Viewing Essential

Property details

LOCATION

Nestled in the picturesque countryside of Powys, Arddleen in Llanymynech offers the perfect blend of rural charm and modern convenience. This tranquil village setting is surrounded by rolling farmland and scenic views, yet remains within easy reach of local amenities. The village of Arddleen boasts a primary school and public house and the neighbouring village Four Crosses provides everyday essentials, while the bustling market towns of Oswestry and Welshpool are just a short drive away, offering a wider range of shops, schools, and leisure facilities. With excellent transport links to Shrewsbury and the wider West Midlands, Arddleen is ideal for those seeking a peaceful lifestyle without sacrificing accessibility.

RECEPTION HALL

Composite door leading into the Reception Hall. A well lit and welcoming space. Door opening to storage cupboard, Radiator, doors leading off,

LOUNGE

A lovely through room naturally well lit with window to the front and double opening French doors leading out to the Rear Garden. Chimney recess with option for wood burning or ornamental stove if required with shelved alcove to the side, two radiators.

CONSERVATORY

Being of brick based and sealed unit with thermal roof. Radiator, French doors leading out to the Rear Garden.

DINING ROOM

With ample space for dining with friends and family. French doors leading out to the Rear Garden.

KITCHEN

Beautifully fitted with range of pebble grey gloss fronted units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and slot in 4 ring hob with extractor hood over and double oven and grill beneath. Matching range of eye level wall units and space for American style fridge/freezer. Utility Section with space for tumble dryer and washing machine with tall shelved larder unit to the side and additional wall cupboards. Free standing breakfast island with overhang seating area and additional storage. Windows to the side and rear, recessed ceiling lights, wooden effect floor covering, radiator.

PRINCIPAL BEDROOM

Double bedroom with window to the side aspect. Radiator

EN SUITE

Recently refitted with large walk in shower with electric shower and shower screen. Aqua panelled walls, WC and vanity unit with wash hand basin. Window to the rear aspect. Radiator.

BEDROOM 2

Double bedroom with window to the side aspect. Radiator.

BEDROOM 3

Double bedroom with window to the side aspect. Radiator.

BATHROOM

with suite comprising panelled bath, shower cubicle with electric shower, wash hand basin set into vanity with storage and WC. Window to the side, radiator.

OUTSIDE

The property occupies an enviable position tucked away at the end of this quiet cul de sac and approached to the front over driveway with parking for several vehicles and leading to the Garage.

The Gardens are a particular feature of the property and wrap themselves around the side and rear, mainly to lawn with well stocked flower, shrub and herbaceous beds. Paved dining area offering a good level of privacy and further seating area with lovely aspect along the Canal which is enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

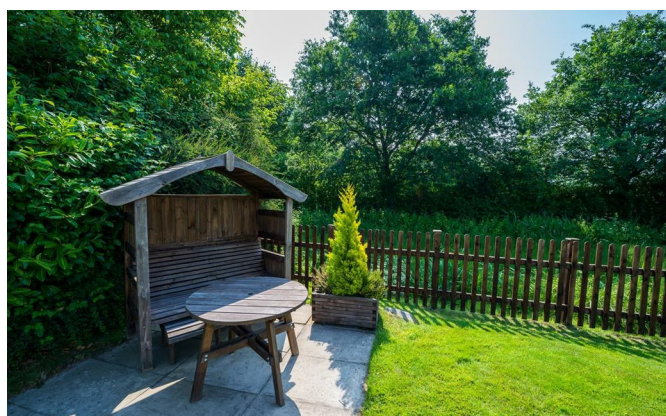
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





Maes-y-Camlas Mountain View, Arddleen, Llanymynech, SY22 6PX.

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Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1747 ft²
162.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	65	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.