Karina Arddleen
Llanymynech
SY22 6RX

MONKS

2 Bedroom Bungalow - Detached
Offers In The Region Of £299,950

The features

- SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- LOUNGE AND GOOD SIZED CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE WC
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION CLOSE TO MARKET TOWNS
- OPEN PLAN KITCHEN AND DINING ROOM
- FURTHER DOUBLE BEDROOM AND BATHROOM
- LARGE WELL ESTABLISHED GARDENS
- ENERGY PERFORMANCE RATING ' '

***** TWO BEDROOM DETACHED BUNGALOW- ENVIABLE PLOT *****

An opportunity to purchase this well presented two bedroom detached bungalow set in a desirable plot and offering spacious living accommodation perfect for those looking to downsize whilst retaining space.

Occupying an enviable position on this quiet cul de sac in Arddleen with ease of access to a wealth of amenities at the nearby market towns of Oswestry and Welshpool.

Briefly comprising of entrance porch, reception hall, lounge, open plan kitchen/ dining room, conservatory, principal bedroom with en suite toilet and fitted wardrobes, further bedroom and bathroom.

Having benefit of central heating, double glazing, large driveway and garage with off road parking and enclosed well established garden.

Viewings 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.

ENTRANCE PORCH
Door leads into the Entrance Porch built with brick base and sealed unit. Further door leading into,

RECEPTION HALL
With window to the front aspect, two doors opening to storage cupboards, coved ceiling. Radiator, doors leading off,

LOUNGE
With window to the front aspect and sliding doors to the rear aspect leading into the Conservatory. Feature fireplace with wooden mantel over, coved ceiling. Radiator.

CONSERVATORY
Being of brick base and sealed unit with window to three sides and ceiling. Doors leading out to the Rear Garden.

KITCHEN/ DINING ROOM
Fitted with range of base level unit comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit, integrated oven/ grill with inset four ring gas hob and extractor hood over. Space below worksurface for washing machine and fridge. Window to the rear aspect, and door leading into the Rear Garden.
DINING AREA- With window to the rear aspect, range of base level units with work surface over and wall mounted units. Radiator.

BEDROOM 1
With window to the rear aspect, fitted wardrobes. Radiator, door leading into the En Suite WC, fitted with WC and wash hand basin.

BEDROOM 2
With window to the front and rear aspect, fitted wardrobes. Radiator.

BATHROOM
With window to the rear aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin with partially tiled walls. Radiator.

GARAGE
With electric door to the front aspect and door to the rear leading to the Garden.

OUTSIDE
To the front of the property there is a large driveway providing ample off road parking for several vehicles, leading to the entrance door and garage.
The rear garden has been laid with decorative gravel for ease of maintenance, range of established shrubs and specimen trees. Enclosed with 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 ? - 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 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.

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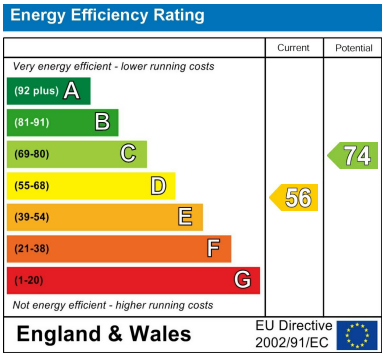

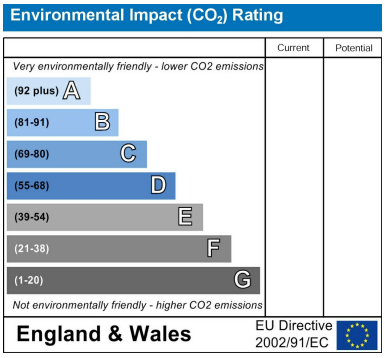

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We're available 7 days a week

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

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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

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