

Roger Parry & Partners

Plot 6 Somerford Reach, Cae Heulog, Arddleen, Llanymynech, SY22 6FJ



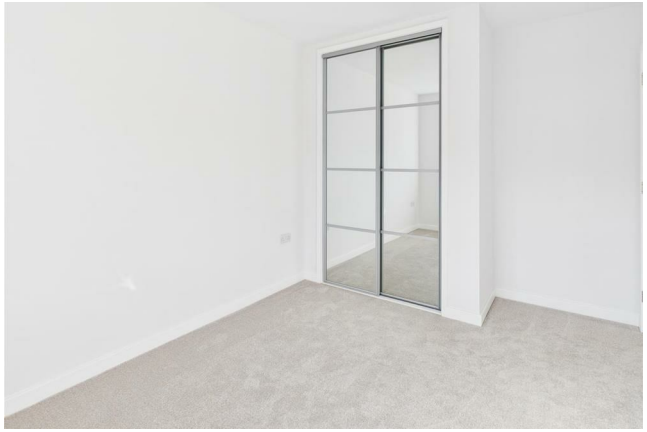


Plot 6 Somerford Reach, Cae Heulog, Arddleen, Llanymynech, SY22 6FJ
£270,000

£10,000 CASH BACK ON COMPLETION. Somerford Reach Phase 2 presents an exceptional opportunity to acquire a new home in the desirable rural community of Arddleen. This extension of the highly successful Cae Haulog development comprises 14 thoughtfully designed residences, situated conveniently between Welshpool and Oswestry, with easy access to the A483. The development offers a diverse selection of properties, including three-bedroom houses and bungalows, four-bedroom houses, and two smaller homes specifically designated for local first-time buyers at an affordable price point. Positioned adjacent to farmland, select plots boast picturesque open rural views, while others offer the advantage of sheltered, sunny, south-facing rear gardens. Anticipated for completion autumn 26. Help to Buy Wales is available.













Description
Jumping out at you immediately will be the ground floor layout, thoughtfully designed to provide a welcoming entrance hall and a well-balanced arrangement of living spaces. The lounge and kitchen/dining room have been divided by glazed double doors, allowing the rooms to feel connected while also providing the option for more defined living areas.The kitchen/dining room provides an excellent social space, while the lounge offers a more separate area for relaxing. The ground floor also benefits from rear-facing patio doors, creating a seamless connection to the garden and allowing plenty of natural light into the home. Additional accommodation includes a convenient cloakroom, utility room and useful storage space beneath the staircase. Heading up to the first floor, you'll find three well-sized bedrooms. Two of the bedrooms benefit from built-in wardrobes, whilst the principal bedroom includes an ensuite shower room. Completing the first floor is a spacious family bathroom. A Turin kitchen by Symphony in charcoal will be installed, complete with oven/grill, hob, extractor hood, integrated dishwasher and integrated fridge/freezer. All Primesave homes are traditionally built by skilled local tradespeople, incorporating the latest high-performance insulation within the floors, walls, windows and roof spaces. Low-carbon central heating is installed with an air source heat pump, whilst solar panels are included as standard. For added peace of mind, mains-powered heat and smoke alarms are fitted alongside a fire suppression sprinkler system. The Larch has been designed with functionality in mind, with useful storage spaces provided across both floors. This thoughtfully designed home offers a practical and flexible layout, providing all the space and modern amenities required for contemporary family living.

Internal
Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in White Silk Gloss.
Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.
Light switches and sockets: White plastic finish.
TV Points: Lounge and bedroom 1.
Broadband: Fibre to house.
Kitchen: A Symphony Turin kitchen in charcoal will be installed, featuring a 1.5-bowl stainless steel sink with mixer tap. The utility room will include a single-bowl stainless steel sink with mixer tap. Worktops will be finished in a marble-effect laminate, complemented by light grey wall tiles.
Appliances: oven / grill, hob, hood, integrated dishwasher and integrated fridge/freezer. (Appliance brands determined by availability at supply).
Main bathroom: Bath with mains pressure shower above and shower screen. Hand basin, WC, shaver socket, white wall tiles to splash backs, heated towel rail.
En-suite: Tiled shower cubicle with mains pressure shower and shower screen. Hand basin, WC, shaver socket, white wall tiles to splash backs, heated towel rail.
Cloakroom: Corner basin and WC
Wardrobes: Built-in cupboards in bedrooms 1 & 2.
Central Heating: Daikin Altherma monobloc air source heat pump with pressurised hot water cylinder and central heating radiators. Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available.
Lighting: 3 pendant fittings in kitchen / dining room. Single pendant fittings in remaining rooms.
Warranty: 10-year Build-Zone insurance backed New Build Warranty.

External
Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission.
Entrance and exit doors: Security doors with locks to current standards, anthracite grey in colour as specified in the approved planning permission.
Windows: Double glazed with low maintenance frames to current standards, anthracite grey frames, materials, design and location will be specified in the approved planning permission.
Outside lights: One by entrance door.
Pathways & Patios: Paved.
Front Garden: Turf.
Rear Garden: Topsoil.
Fencing: 1.5m high close boarded fencing to side rear boundaries. 1.5m high close boarded fence with gate between front and rear garden. Fencing to rear boundary will be as specified in planning permission.

Additional Information
• Predicted EPC rating: Band B
• Predicted council tax band E
• Tenure: Freehold
• Management fee: An annual management charge will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or manis service providers
• Mains services connected: Water, drainage, electricity. Full fibre high speed broadband.
• Anticipated completion date: October 2026
• The images show completed properties of the same type on previous developments. NOTE: Elevation colours, such as brick work and window frames will vary.

Optional Extras and changes to the property
Primesave will quote for optional extra on request. Please note Primesave cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control. Optional extras are subject to the build stage and to the availability of materials and workforce. Full prepayment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party. This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued March 2025. V1.

Floor Plan
(not to scale - for identification purposes only)

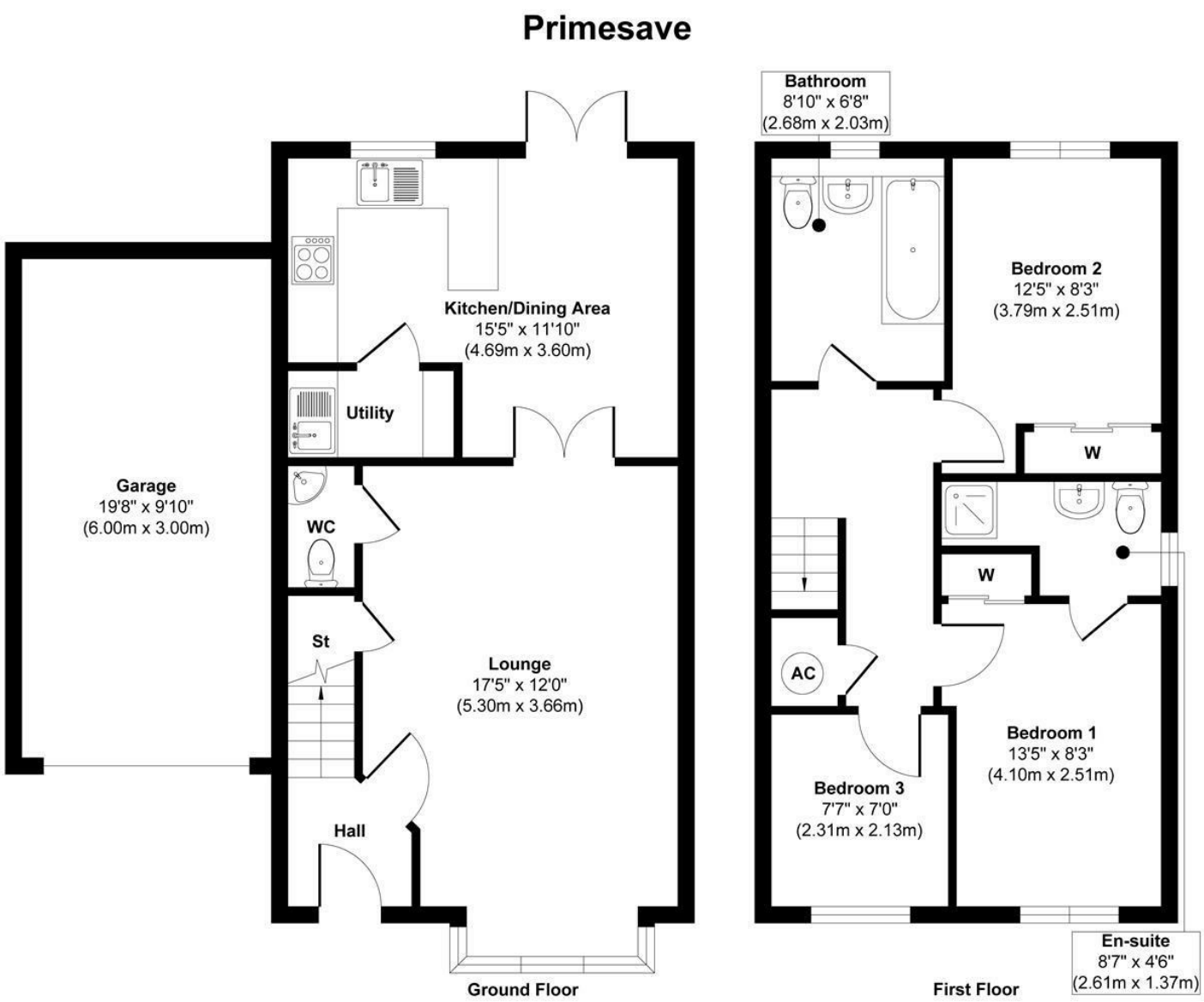


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

Local Authority: Powys
Council Tax Band: New Build
EPC Rating:
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

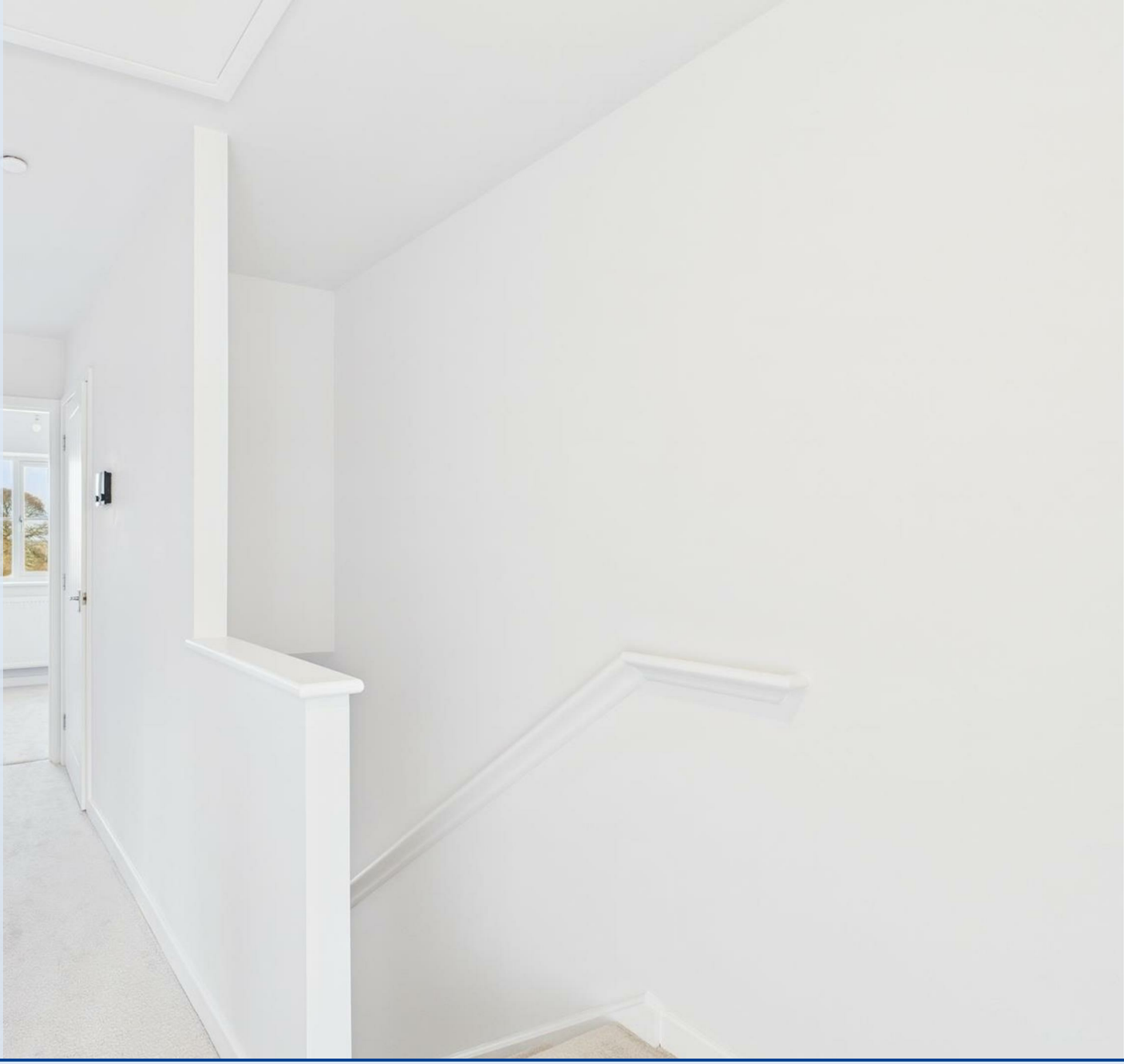
From Oswestry take the A483 towards Welshpool and pass through Pant. On entering Llanymynech go ahead at the crossroads, follow the main road through Four Crosses. Shortly after turn right at the main junction for Arddleen then, turn second right towards the village school, pass the school and the development will be seen on the right, before the new development of Badgers Field.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.