

Roger Parry & Partners

Plot 13, Somerford Reach Cae Heulog,, Arddleen, Llanymynech, SY22 6FJ





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£380,000

£20,000 CASH BACK ON COMPLETION.
Open Day on Sunday 22nd November, 10am to 2pm. Viewings strictly by appointment only.
The Rowan Bungalow is one of the largest bungalows available from Primesave. With its spacious design and ample-sized driveway, the Rowan is the perfect property to relax and enjoy your surroundings. As soon as you walk through the front door and into the entrance hall, you'll find yourself with a fantastic space in which to enjoy your new life.
Anticipated completion date: Oct / Nov 26













Somerford Reach Phase 2 is an extension of Primesaves very successful development on Cae Haulog in Arddleen, a popular rural community located a short distance from the A483 mid-way between Welshpool and Oswestry. The site backs onto farmland and some plots will enjoy open rural views whilst others will have sheltered sunny south facing rear gardens. There will be 14 homes in total with three-bedroom houses and bungalows, four bedroom houses and two smaller houses set aside for outright purchase by local first time buyers at an affordable price. Arddleen is a thriving village with the village school and village hall just a short walk from the development.

The Rowan's layout has been carefully designed to ensure you have tremendous ease of access. On one side of the property, you'll find all the comfortable living spaces, such as the dining room, kitchen, and a separate lounge area that brings lots of natural light into your home. A utility room can be found next to the kitchen, giving you dedicated space for appliances. Across the hallway are 3 well-sized bedrooms and the property's family bathroom. From bedroom 1 you will also find an ensuite, complete with a well-sized shower which is perfect for independent living. All 3 of the Rowen bedrooms come with fitted wardrobes making the best use of all available space. Ease of access is a running theme with the Rowan, with most of our plots benefitting from a double garage and generously sized driveway with parking for three cars. Off-plan buyers will have the privilege of customizing their home to their liking, being given the power to personalize their worktops, kitchens and tiled flooring if they wish. Please note: All personal choices are subject to the build stage.

INTERNAL

Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in Rock Salt Silk Gloss.
Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.
Light switches and sockets: Brushed stainless steel.
TV Points: Lounge, dining room and bedroom 1.
Broadband: BT Fibre to house.
Floor Covering: Choice of vinyl cushion floor to kitchen and utility room, choice of ceramic tiles to main bathroom and en-suite.
Kitchen: Choice from the available Koncept range by Symphony Kitchens (Alta, Woodbury, Urban, Plaza, Hacienda, Medford or Virginia) with quartz work surfaces. Choice of tiled splash backs or quartz upstand. Stainless steel 1 ½ bowl sink with mixer tap.
Utility Room: Kitchen: Units as kitchen with 40mm laminate worksurface. Choice of tiled splash backs or upstand. Stainless steel single bowl sink with mixer tap.
Appliances: Built in eye level double oven and microwave, 4 ring electric hob, cooker hood, dishwasher and fridge / freezer. (Appliance brands determined by availability at supply). Space and plumbing for washing machine and tumble dryer in utility room.
Main bathroom: Bath with shower above and glass screen. Basin in wash unit with mixer tap, WC, shaver socket, choice of wall tiles to shower and splash backs, electric heated towel rail.
Bedroom 1 en-suite: Basin in wash unit with mixer tap, WC, shaver socket, choice of wall tiles to shower and splash backs, shower with screen and twin head rainfall mains pressure shower, shower screen, electric heated towel rail.
Wardrobes: Bedrooms 1, 2 & 3 – built-in with sliding mirror doors.
Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder and triple core central heating radiators. Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available.
Lighting: LED downlights in kitchen, utility room, bathroom and en-suite, 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. The chimney pot, if fitted, is a dummy.
Entrance and exit doors: Security doors with locks to current standards, colour as specified in the approved planning permission.
Windows: Double glazed with low maintenance frames to current standards, colour, materials, design and location will be specified in the approved planning permission.
Outside lights: One by entrance door, one on rear elevation.
Pathways & Patios: Paved with grey concrete slabs.
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 will be as specified in planning permission.
Garage: Electric vehicle door, exit door to side, light point, double power socket.

OPTIONAL EXTRAS

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 pre payment 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 July 2025. V1.

AGENT NOTES

PLEASE NOTE: The photographs show a completed Rowan bungalow on another development.

Specifications may be amended at any time and without notice and are subject to availability at the time of delivery. All buyer's choices are subject to build stage and availability.

Postal address: These are not allocated yet.

Council tax: New Build, Not assessed,

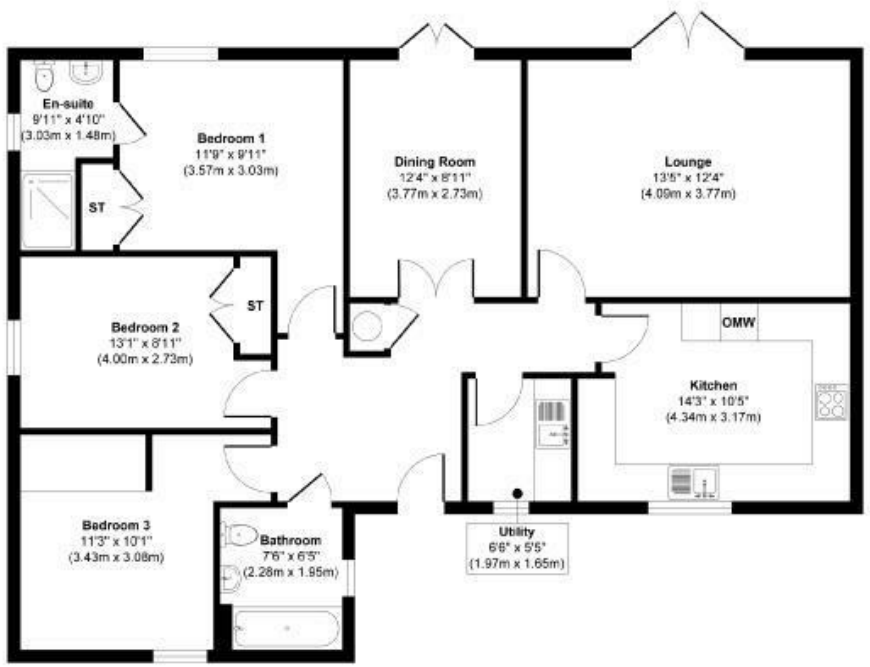
EPC: Not assessed, anticipated band B.

New build warranty provider: Build-Zone

Early bird reservations will be offered to those in a proceedable position only.

Reservation Fee: £1,000

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



General Services:

Local Authority: Powys Council
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:

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.