Roger Parry & Partners

Plot 14 Somerford Reach, Cae Heulog, Arddleen, Llanymynech, SY22 6FJ

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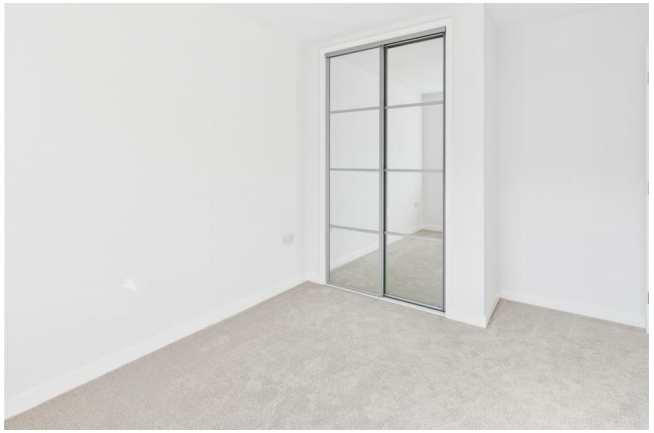
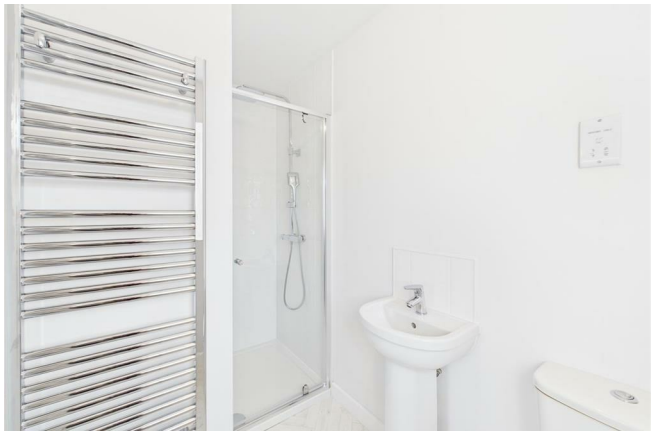
£295,000

The Larch is a beautifully designed three-bedroom detached home with a detached double garage, offering spacious and flexible family accommodation in the sought-after village of Arddleen. Forming part of the exclusive Somerford Reach Phase 2 development, the property combines contemporary open-plan living with a peaceful rural setting, conveniently located between Welshpool and Oswestry. Anticipated for completion in December 2026.





Description

Jumping out at you immediately will be the ground floor layout, combining the lounge, dining room and kitchen in an open-plan setting which stretches throughout the house. Better yet, the room also features rear-facing patio doors and front bay window, bringing in an abundance of natural light and access to your garden. The Larch truly offers a fantastic social setting for you to invite people over and make the most of the summer months. The open plan setting allows for other essential rooms to be included downstairs, including a small cloakroom, utility room and storage space which can be found beneath the staircase. Always remember if open plan space isn't your preference, we can always create a more traditional separate room layout. Heading up to the first floor, you'll find three well-sized bedrooms. Two of the bedrooms include built-in wardrobes, whilst the main bedroom comes with an ensuite shower room. Down the landing, you'll find the spacious family bathroom. All Primesave homes are traditionally built by skilled local tradespeople incorporating the latest high-performance insulation in the floors, walls, windows and roof spaces. Low carbon central heating is installed with an air source heating pump and solar panels are added as standard. For safety, there are mains power heat and smoke alarms together with a fire suppression sprinkler system. The Larch has been designed with functionality in mind, which is why you'll find storage spaces on both floors of the home. This property is designed to help your family thrive, with all the space and amenities you require.

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: Choice from the available Koncept range by Symphony Kitchens (Urban, Hacienda, Plaza, Medford, Melrose, Turin or Virginia). Choice of Metro tiled splash backs. 1.5 bowl stainless steel sink with mixer tap in kitchen. Single bowl stainless steel sink with mixer tap in utility room. Choice of 40mm laminate worktops.
Appliances: Built in under counter oven / grill, 4 ring electric hob, cooker hood and dishwasher. Space for upright refrigerator / freezer in kitchen and combination washing machine / tumble dryer in utility room. (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.
Double garage.
Three private car parking spaces.

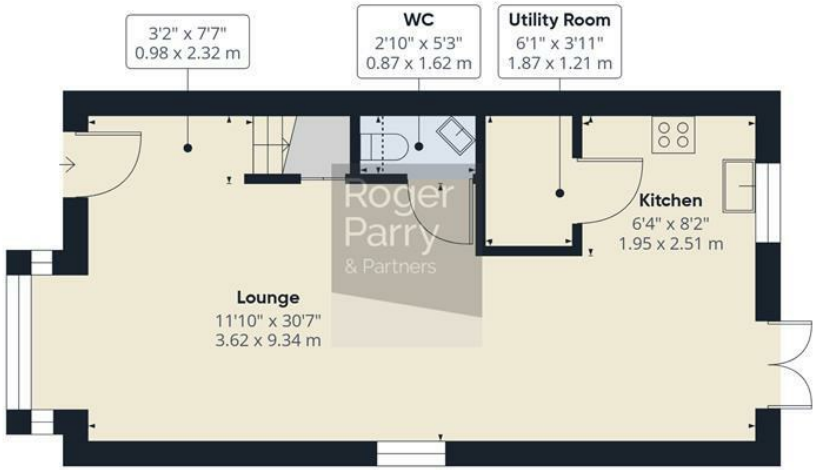
Additional Information

- 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: December 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.

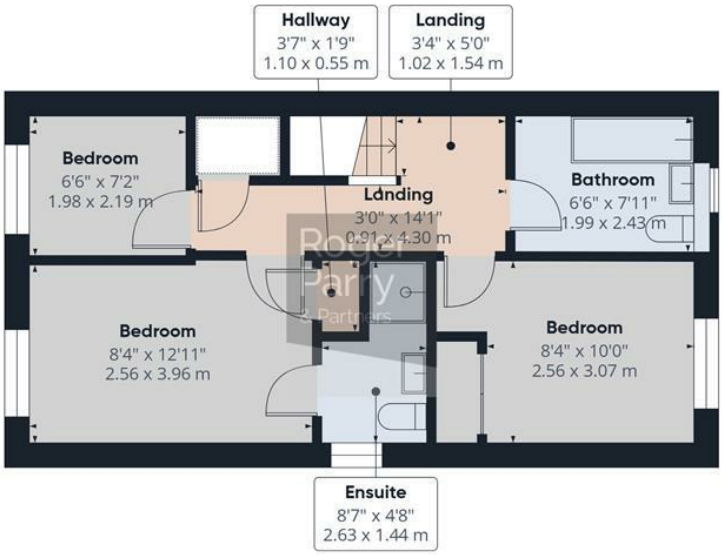
Optional Extras and changes to the property

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)



Floor 0



Floor 1

Approximate total area(1)

894 ft²

83 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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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

Roger Parry & Partners

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.