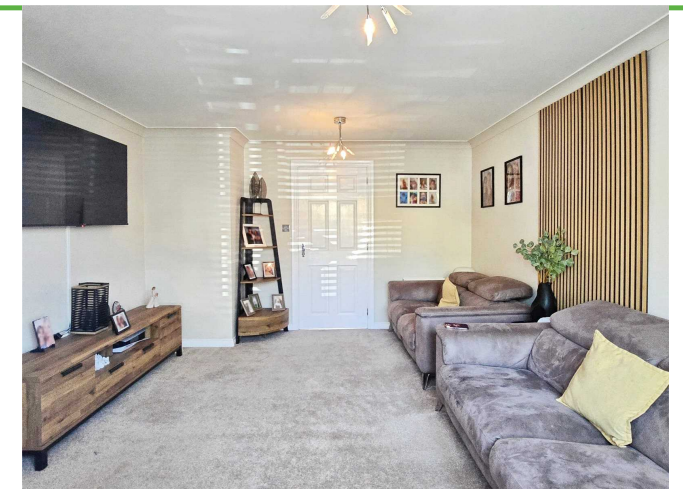
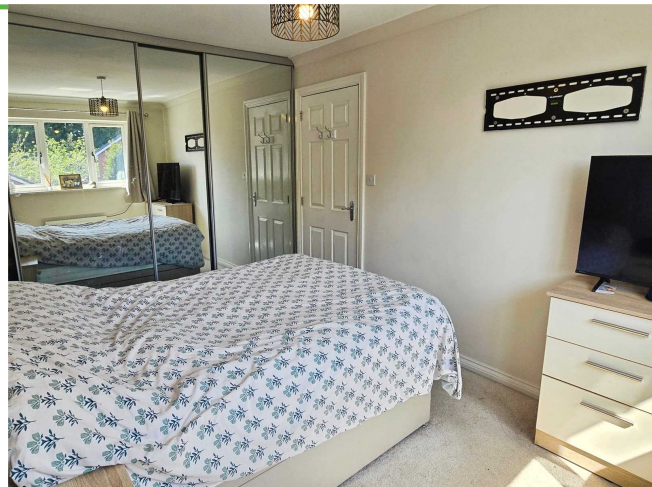




Parc Hafod, Four Crosses,
Llanymynech, Powys, SY22

Asking Price: £279,950

Tenure: Freehold



your-move.co.uk

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Council Tax Band: D
 EPC Rating: TBC
 Local Authority: Powys County Council

Other important information which you will need to know about this property can be found at your-move.co.uk

"MUST SEE" EXTENDED OPEN PLAN DINING KITCHEN with FAMILY AREA - This much improved and extended 3 bedroom detached family home benefits from an amazing 6.9m x 4.7m dining kitchen/family room with built in appliances and bi-fold doors leading into the private rear garden. In addition, there is a bay fronted living room and a refitted bathroom & cloakroom, useful former garage and utility room.

Description

This extended three bedroom detached house is for sale in the village of Four Crosses, near Llanymynech, offering a practical layout well suited to everyday family life.

At the heart of the home is a “must see” open plan dining kitchen with family area, creating a sociable space for cooking, eating and relaxing together. The kitchen includes built in appliances for a streamlined finish and added convenience. A bay fronted living room provides a separate reception area, ideal for quieter evenings or entertaining guests. There is also a former garage/store and utility room, adding useful storage and space for laundry and household items.

Upstairs are three bedrooms and a family bathroom. To the rear, the property enjoys a private garden with a decked area and patio, offering distinct zones for outdoor dining, container or a children’s play area.

Location

Four Crosses sits between Welshpool and Oswestry, giving access to a good range of shops, supermarkets and services in both towns. The village has a primary school,

village hall, garage and shop and the area is popular for walking and outdoor activities, with countryside and riverside routes nearby, including access towards the Montgomery Canal and the scenic surrounds of Llanymynech.

Directions

From Oswestry take the Welshpool road, proceeding through Pant and Llanymynech and continuing on the Four Crosses bypass, At the roundabout take the 1st exit then next left, passing the garage and at the mini roundabout take the 2nd exit then next left. Take the next left then right onto Parc Hafod. What 3 Words: SODA.BANDWAGON.ROOKS

Entrance Hall

Double glazed door, stairs to first floor, radiator.

Living Room

14'1" x 12'2" (4.3m x 3.7m)
 Radiator, double glazed bay window.

Dining Kitchen

22'8" x 15'5" (6.9m x 4.7m)
 A "MUST SEE" open plan dining kitchen with Family Area which has been extended to provide an amazing living space. The kitchen is fitted in a range of base & wall units and comprises of a sink unit with mixer taps, built in appliances including a double oven, 5 ring gas hob, extractor and dishwasher, radiator, double glazed bi-fold doors leading into the rear garden, double glazed door to side access.

Cloakroom

Refitted suite comprising WC, wash basin.

First Floor

Access to loft space, airing cupboard.

Bedroom 1

12'6" x 8'8" (3.8m x 2.64m)
 Built in wardrobes, radiator, double glazed

window.

Bedroom 2

10' x 8'8" (3.05m x 2.64m)
 Radiator, double glazed window.

Bedroom 3

8'2" x 6'8" (2.5m x 2.03m)
 Radiator, double glazed window.

Bathroom

Refitted suite comprising WC, wash basin, bath with shower over, towel radiator, double glazed window.

Outside

Front Garden

Laid to lawn with side driveway for 2 cars.

Former Garage

9'8" x 8'2" (2.95m x 2.5m)

Utility Room

8'2" x 7'4" (2.5m x 2.24m)

Rear Garden

Being another main feature of the property, the private rear garden is laid to lawn with a raised decked terrace and sun trap patio area with the remainder laid to lawn.

Agents Note

Powys Council - Council Tax Band D
 The property is Freehold

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All Measurements
 All Measurements are Approximate.

Laser Tape Clause
 All measurements have been taken using a laser tape measure and

For full EPC please contact the branch.

