



45 Parc Hafod, Four Crosses,
Llanymynech, Powys, SY22 6NZ

A most beautifully presented two bedroom modern semi-detached house which enjoys a pleasant position within this popular residential locality. The accommodation briefly comprises: Entrance Hall, Cloakroom/WC, Lounge/Dining Room, Kitchen, First Floor Landing, Two Bedrooms, Bathroom, Double Glazing, LPG Central Heating, Driveway and neatly landscaped gardens. Must be seen. No Chain.



Oswestry (8 Miles) Shrewsbury (17 Miles) Welshpool (8.5 Miles)
All Distances Approximate



- Modern Semi-Detached House
- Popular Residential Locality
- Village Location
- LPG Central Heating
- Double Glazing
- Driveway and Gardens

LOCATION

Situated in the popular Shropshire/Powys border village of Four Crosses, which has a good range of village amenities, including a convenience store with post office, Church and Primary School. Four Crosses is situated mid-way between the market towns of Oswestry and Welshpool on the A483 and is ideally situated for those wishing to commute with easy access on the B4393 Shrewsbury road, and onto Telford or the A483 Oswestry road onto Chester.

DIRECTIONS

From Oswestry take the A483 towards Welshpool. Pass through the villages of Pant and Llaynmynech, at the roundabout turn left signposted Four Crosses. Continue turning left at the

next roundabout, proceed and turn right into Domgay Road. Turn left into Parc Hafod.

ACCOMMODATION

ENTRANCE HALL

Entrance door with part glazed inserts, radiator.

CLOAKROOM/WC

UPVC double glazed window, two piece suite comprising: low flush WC, wash hand basin, radiator.

LOUNGE/DINING ROOM

14'1" x 12'6" (4.30m x 3.80m)

UPVC double glazed patio doors and UPVC double glazed window to rear, stairs to first floor, feature gas stove.

KITCHEN

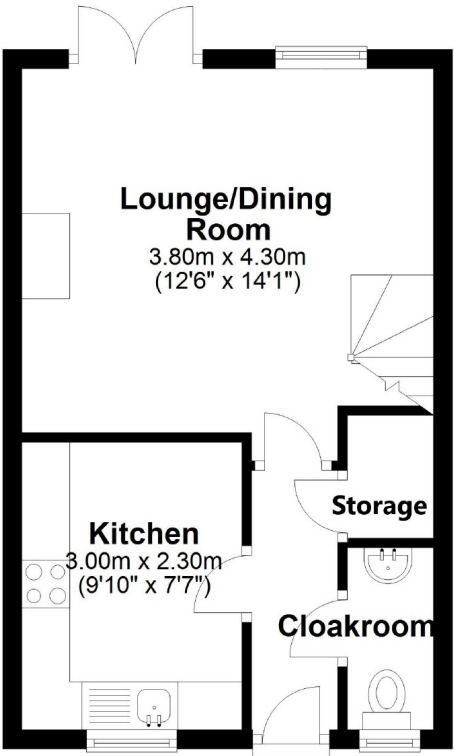
9'10" x 7'7" (3.00m x 2.30m)

UPVC double glazed window, a comprehensive range of fitted wall and floor units, work surfaces, sink and drainer, part tiled surround, integrated oven, four ring gas hob, space for appliances, radiator, wall



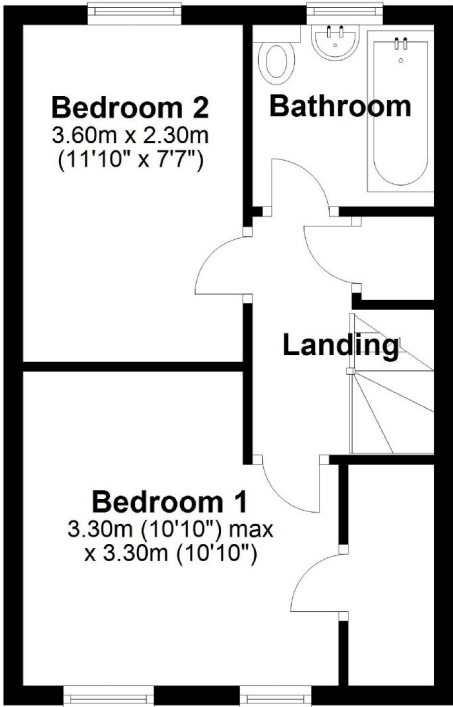
Ground Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

45 Parc Hafod

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



mounted gas boiler.

FIRST FLOOR LANDING

Radiator, loft hatch.

BEDROOM ONE

10'10" max x 10'10" (3.30m max x 3.30m)

UPVC double glazed window, radiator, walk-in wardrobe.

BEDROOM TWO

11'10" x 7'7" (3.60m x 2.30m)

UPVC double glazed window, radiator.

BATHROOM

UPVC double glazed window, white three piece suite comprising: panelled bath with mains shower over, tiled surround, glazed screen, pedestal wash hand basin, low flush WC.

GARDENS AND GROUNDS

To the front of the property a driveway provides ample off-street parking with electric point. There is a lawn strip of garden and a shrub border. A timber

gate leads to the rear garden. There is a neatly landscaped rear garden with lawn, flower and shrub borders, enclosed by timber fencing. There is a garden shed with bicycle/mower store attached and a secure enclosed area at the end of the drive for waste bin storage and outside tap.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility



Bill.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

Due to Covid-19 when the government allows, if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

COUNCIL

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938)

552828.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

FOR SALE

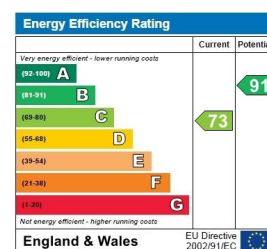
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@halls.gb.com



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