





44 Parc Hafod, Four Crosses, Llanymynech, SY22 6NZ
Offers In The Region Of £265,000

A well presented modern detached property situated on this popular development located in the popular village of Four Crosses. The development is ideally located for access to the three neighbouring towns of Shrewsbury, Oswestry and Welshpool. Four Crosses itself has a good selection of amenities. Well laid out accommodation comprises entrance hall, sitting room, dining room, large kitchen breakfast room/family room and downstairs WC. Upstairs the property has three bedrooms and family bathroom. The property has the added benefit of LP Gas heating uPVC double glazing and excellent off road parking with scope to build a garage subject to the necessary permissions. Pleasant gardens to the rear can be accessed from both the dining room and extended kitchen/breakfast/family room and incorporated a timber constructed summer house.



Accommodation comprising:

uPVC panel front door with leaded glass inlay glass inlay to:

Entrance Hall

4'8 x 4'3 (1.42m x 1.30m)

With wood effect laminate flooring, central light point, radiator coving to ceiling, staircase leading to first floor door leads to:

Living Room

13'11 x 12'2 (4.24m x 3.71m)

With two double radiators, wood effect laminate flooring, two central light points, coving to ceiling, ample power points, TV aerial socket, uPVC double glazed box bay window to the front door to:

Dining Room

9'9 x 7'11 (2.97m x 2.41m)

With wood effect laminate flooring, double radiator, central light point, coving to ceiling, ample power points uPVC sliding patio doors lead to rear gardens. door to:

Kitchen Breakfast Room/Family room

With extensive range of built-in units, comprising ceramic single drainer sink unit with feature mixer tap set into marble effect laminate worksurface extending to two wall sections, range of cupboards under with space and plumbing set for washing machine, dishwasher and tumble dryer. Range of eyelevel cupboards above, one of which incorporates LPG boiler supplying central heating and hot water.. Further matching work surface to adjacent wall with range of cupboards and drawers under and eyelevel cupboards above incorporating display cabinets. Space for upright fridge freezer alongside. Large central island unit/breakfast bar with built-in stainless steel LPG gas, hob and glazing, stainless steel extractor hood above. Two built-in electric ovens with central drawer unit. Wood effect laminate flooring, radiator, extensive power points, range of ceiling mounted spotlights, built understairs storage cupboard, TV aerial socket, uPVC double glazed window to the rear with double French doors alongside leading to rear gardens, further double glazed window to the front. door to:

Downstairs Cloakroom/WC

5'3 x 2'10 (1.60m x 0.86m)

With white suite comprising pedestal wash hand basin and WC, radiator, ceramic tiled flooring central light point.

From Entrance Hall stairs with handrail lead to:

Naturally Lit Landing

9'9 x 3'10 (2.97m x 1.17m)

With radiator, uPVC double glazed to opaque glass window to the side, access to roof. Built in airing cupboard with lagged hot water tank and useful shelving. Landing gives access to bedroom accommodation comprising:

Bedroom One

12'2 x 8'6 (3.71m x 2.59m)

With radiator, power and lighting points, coving to ceiling, range of built-in wardrobes to one wall with mirror fronted sliding doors providing extensive hanging space and shelving. uPVC double glazed window to the rear overlooking rear gardens.

Bedroom Two

9'10 x 8'7 (3.00m x 2.62m)

With radiator, power and lighting point, uPVC double glazed window to the front.

Bedroom Three

8'2 x 6'5 (2.49m x 1.96m)

With radiator, power and lighting points, uPVC double glazed window to the rear.

Bathroom

5'6 x 6'6 (1.68m x 1.98m)

Fitted with white suite comprising panelled bath with fitted shower unit above and glazed side screen, pedestal wash hand basin and WC. Fully tiled to bath area, half tiled to remaining wall sections. Tiled effect flooring. Tiled sill to uPVC double glazed opaque glass window to the front.

Outside Front

The property is approached over double width tarmac driveway, providing extensive, off-road parking with further gravelled parking area alongside. Small lawn set to the front with paved pathway leading up to the front door with outside light. Electric car charger. Wooden gate gives access to the side of the property and leads round to the rear.

Rear Gardens

From French doors off the dining room out onto paved patio with lawns extending, surrounded by flower beds and enclosed by variety of wooden fencing. Timber constructed summer house with power connected is situated to the far corner, outside light and water tap. Further paved and gravelled storage area situated to the side of the property and again enclosed by wooden fencing.

Agents Notes

Although the original garage has been converted to provide a lovely spacious kitchen/ breakfast/family room, there is still space to the side of the property to build a new garage subject to the necessary permissions.

LPG is supplied via a large communal tank supplying the development as a whole, with each property having their own person meter similar to main gas supplies.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 10 Mbps & Superfast 1800 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

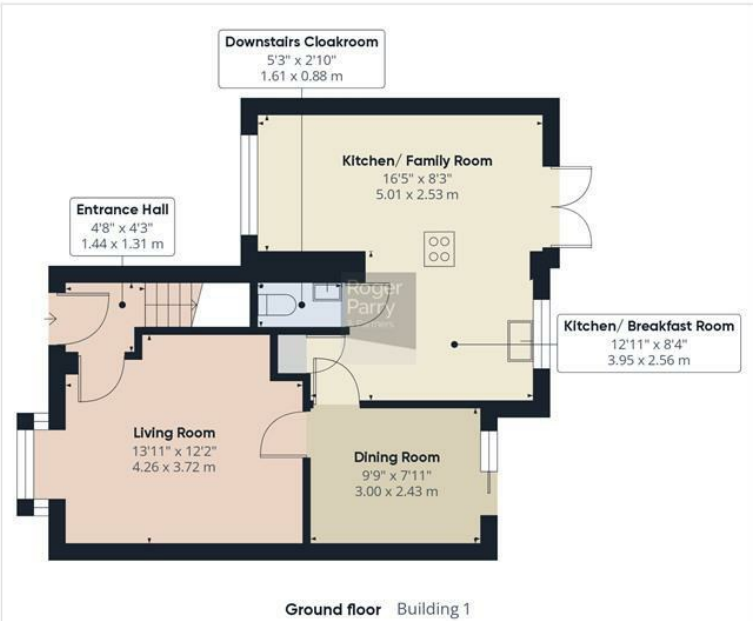
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Approximate total area⁽¹⁾
913.32 ft²
84.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Local Authority: Powys

Council Tax Band: D

EPC Rating: D

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.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



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 to 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 should 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 been 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.