



Roger
Parry
& Partners

58 Parc Hafod, Four Crosses, Llanymynech,
SY22 6NZ



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Offers Over £350,000

A spacious and upgraded four bedroom detached family home located in a popular residential area within the village of Four Crosses. Offering uPVC double glazing, Gas central heating and benefitting from a programme of modernisation by the current owners. In brief the accommodation affords Entrance hall, living room, kitchen/diner, utility, cloakroom, and family room. To the first floor there are four bedrooms, ensuite and family bathroom. Externally there is a garage, driveway and rear enclosed gardens.



LOCATION

Being located on the sought after development on the edge of this popular village. Four Crosses is self sufficient with a good range of amenities including school, a garage and shop. There is also a doctors surgery & a hairdressers/beauty parlour., church and lovely countryside walks on the door step. For commuters there is ease of access to the County Town of Shrewsbury and nearby market Towns of Oswestry and Welshpool.

ENTRANCE HALL

Through uPVC front door, radiator, ceiling light and doors off too;

LIVING ROOM

19'7 x 12'10 (5.97m x 3.91m)

Light and airy room with uPVC bay window to the front, feature fireplace with inset gas fire, ceiling light, radiator and double doors into;

KITCHEN/DINER

12 x 16'1 (3.66m x 4.90m)

Modern fitted kitchen with a range of wall and base units with Quartz work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the garden, integral oven and grill, integrated dishwasher, and four ring gas hob with extractor hood over. The dining area has double doors opening onto the patio area - perfect for entertaining, radiator and ceiling and spotlights.

FAMILY ROOM

15'8 x 8'2 (4.78m x 2.49m)

With uPVC window to the front, built in storage cupboard, ceiling light and radiator.

UTILITY

5'9 x 5'10 (1.75m x 1.78m)

Modern wall and base units with Rangemaster sink and void and plumbing for washing machine. UPVC door to the rear garden, ceiling light, heated towel rail, door into the hallway and cloakroom.

CLOAKROOM

5'8 x 2'9 (1.73m x 0.84m)

Low level WC and vanity unit with wash hand basin. UPVC window to the rear, ceiling light and heated towel rail.

FIRST FLOOR

Spacious landing with uPVC window to the rear, loft hatch, built in airing cupboard, radiator, ceiling light and doors off too;

BEDROOM ONE

11'4 x 9'2 (3.45m x 2.79m)

Double room with uPVC window to the rear, fitted wardrobe, ceiling light and radiator. Door into;

ENSUITE

4'2 x 7 (1.27m x 2.13m)

Modern suite with walk-in shower, low level WC and wash hand basin. UPVC window to the side, ceiling light and heated towel rail.

BEDROOM TWO

10'10 x 8'7 (3.30m x 2.62m)

Double room with uPVC window to the front, fitted wardrobe, ceiling light and radiator.

BEDROOM THREE

9'4 x 8'2 (2.84m x 2.49m)

UPVC window to the front, ceiling light and radiator.

BEDROOM FOUR

7'10 x 7'2 (2.39m x 2.18m)

UPVC window to the front, ceiling light and radiator.

BATHROOM

5'6 x 6'7 (1.68m x 2.01m)

White suite comprising panelled bath with shower over, low level WC and wash hand basin. UPVC window to the rear, part tiled walls, heated towel rail and spot lighting.

EXTERNAL**FRONT**

To the front is a driveway offering parking for 2-3 vehicles. Pathway leading to the front access and a lawn area.

GARAGE

17'2 x 8'3 (5.23m x 2.51m)

With an up and over door, power and lighting.

REAR

The garden is enclosed by fencing and mainly laid to lawn with a patio entertainment area.

Agent Note**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. 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.

We understand the Broadband Download Speed is: Standard 12 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. 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 E - Powys. 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Local Authority: Powys

Council Tax Band: E

EPC Rating: To be confirmed

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:

What3Words: ///manager.contracts.nearly

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



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.