



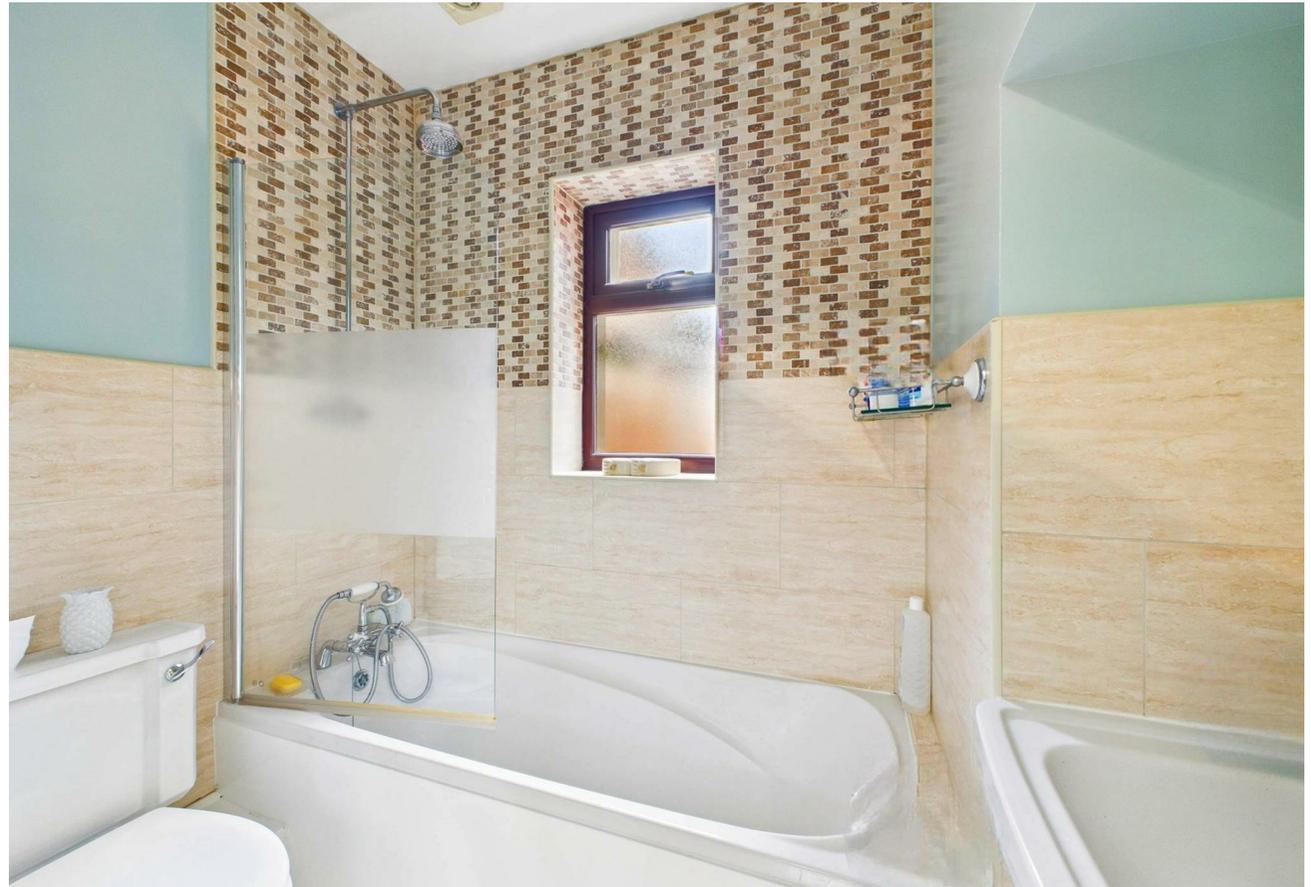
Roger  
Parry  
& Partners

Orchard View Four Crosses, Llanymynech,  
SY22 6RW



**Orchard View Four Crosses, Llanymynech, SY22 6RW  
Offers In The Region Of £275,000**

An individual detached, dormer style property, offering spacious ground floor accommodation comprising; Entrance hall, good sized living room, large kitchen/dining room, utility room and downstairs bathroom. Upstairs there are two bedrooms, and WC/cloakroom. The property has the benefits of oil fired central heating, uPVC double glazing, and neatly landscaped gardens to the side. The property is situated in a quiet position down a private driveway on the edge of the village with good road connections.



**ENTRANCE HALL**

21'11 x 5'9 (6.68m x 1.75m)

UPVC front door, tiled flooring, ceiling light, stairs to first floor and double doors into;

**LIVING ROOM**

14'5 x 18'4 (4.39m x 5.59m)

Light and airy room with uPVC double doors opening onto the patio area and uPVC window to the front. Feature fire surround with gas stove, radiator and ceiling light.

**KITCHEN/DINER**

12'7 x 21'4 (3.84m x 6.50m)

**KITCHEN**

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window to the side. Integral oven and hob with extractor hood above and void for further appliances. Built in under stairs storage cupboard, tiled flooring, ceiling light and opening into;

**DINING AREA**

Continuation of tiled flooring, uPVC window to the front and side elevations, breakfast bar, radiator and ceiling light.

**BATHROOM**

4'6 x 5'8 (1.37m x 1.73m)

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

**UTILITY ROOM**

5'9 x 5'7 (1.75m x 1.70m)

Base units with cupboard and void for appliances. Inset sink with mixer tap and drainer, floor mounted Worcester boiler, uPVC door to the side opening onto the driveway, ceiling light, uPVC window to the side, and tiled flooring.

**FIRST FLOOR****LANDING**

Spacious landing with two built in storage cupboards and built in eaves storage. Ceiling light, part vaulted ceilings, window to the rear and doors off too;

**BEDROOM ONE**

14'5 x 10'11 (4.39m x 3.33m)

Double room with uPVC window to the side, part vaulted ceilings, ceiling light and radiator.

**BEDROOM TWO**

12 x 10'10 (3.66m x 3.30m)

Double room with uPVC window to the side, ceiling light and radiator.

**FIRST FLOOR WC**

3'3 x 6'10 (0.99m x 2.08m)

Low level WC and wash hand basin. Velux window, tiled walls, ceiling light and extractor fan.

**EXTERNAL****FRONT**

There is a concreted area to the front ideal for further parking if required.

**SIDE**

For ease of maintenance the garden is a mixture of gravelled and slabbed areas. Raised patio for evening dining, and a raised flower bed with a variety of trees and shrubbery.

**REAR**

To the rear is a hard standing with the oil tank and storage area.

**PARKING**

To the side of the property is a driveway for parking.

**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. Oil fired central heating. We understand the Broadband Download Speed is: Standard 2 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 D - Powys. We would recommend this is confirmed during pre-contact enquiries.

**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.

**NOTE**

PLEASE NOTE THIS PROPERTY IS GOING THROUGH PROBATE. PROBATE HAS NOT YET BEEN GRANTED.

**DIRECTIONS**

Proceed from Four Crosses and Laburnham Meadows will be on your right, proceed to the 30 MPH sign and there will be a lane on your right, alongside Tower House. Proceed down here and Orchard view is on the right.

What3words:

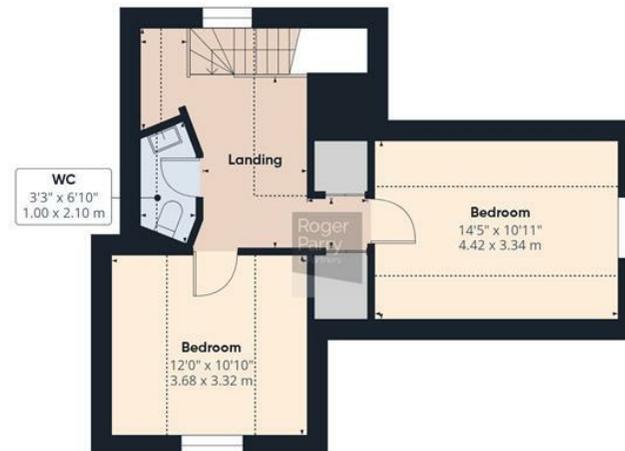
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## Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1215 ft<sup>2</sup>  
112.9 m<sup>2</sup>

**Reduced headroom**

184 ft<sup>2</sup>  
17.1 m<sup>2</sup>

(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.

**GIRAFFE360**

**Local Authority:** Powys

**Council Tax Band:** D

**EPC Rating:** C

**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 Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

[oswestry@rogerparry.net](mailto: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.