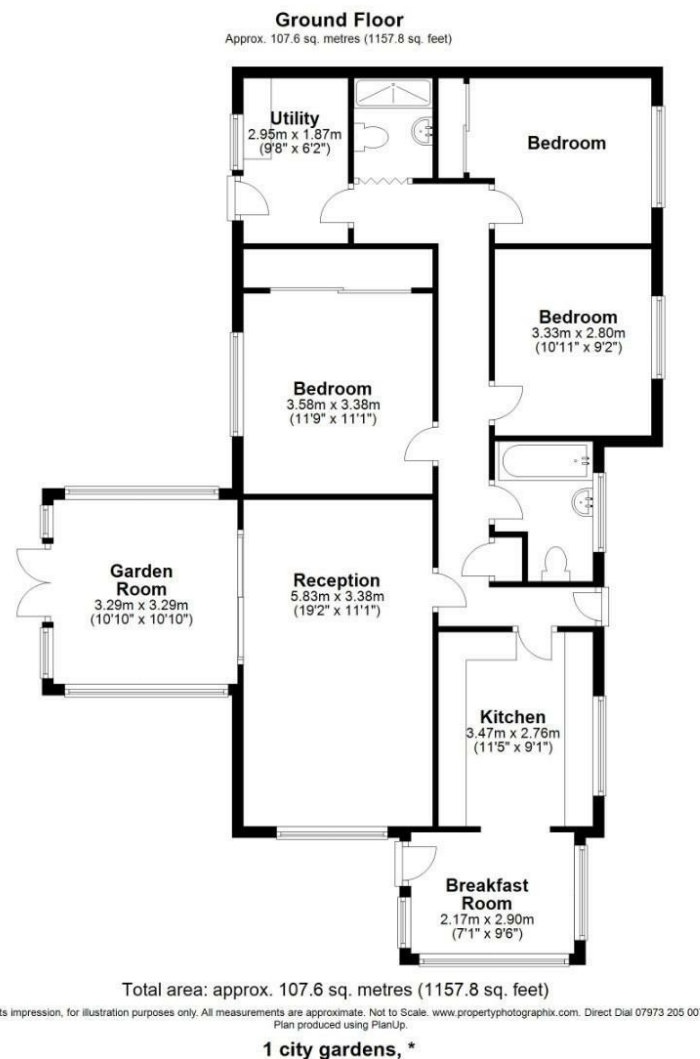


FOR SALE

1 City Gardens, Four Crosses, Llanymynech, Powys, SY22 6RJ

Halls 1845



FOR SALE

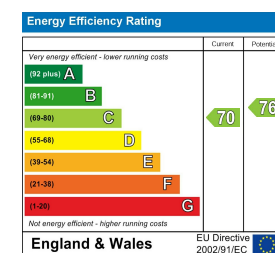
£315,000

1 City Gardens, Four Crosses, Llanymynech, Powys, SY22 6RJ

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 Rating



Situated in a quiet cul de sac location in the popular village of Four Crosses this three bedroom detached bungalow comprises entrance hall, kitchen with conservatory breakfast area off, lounge, conservatory, three bedrooms, bathroom, utility, shower room, covered rear area, garage and two sheds. The property has the benefit of oil fired central heating, double glazing, high standard of presentation throughout, off road parking for several cars and generous well stocked gardens. Viewing advised.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Three Bedroomed Bungalow
- Garage, Two Shed, Paved Patio Areas
- Oil Fired Central Heating, Photovoltaic Panels
- Beautiful Well Stocked Gardens
- Popular Village Location
- Viewing Recommended

Kitchen

9'7 x 9'1

Fitted with a range of wall and base units, double glazed window to the front elevation, one and a half bowl sink drainer unit, tiled splashbacks, space for fridge/freezer, tiled floor, space for electric cooker, electric heater, laminate work surfaces, opens into

Dining Conservatory

9'5 x 7'0

Double glazed windows to three elevations, central heating radiator, double glazed door to rear, two wall mounted electric heaters.

Bedroom One

11'4 x 10'9

Fitted with a range of triple mirror fronted wardrobes, central heating radiator, wood laminate floor covering, double glazed window overlooking the garden.

Bedroom Two

10'5 to wardrobes x 9'8

Double glazed window to the front elevation, wood laminate floor covering, central heating radiator, double mirror fronted wardrobes.

Bedroom Three

11'2 x 8'9

Double glazed window to the front elevation, central heating radiator, wood laminate floor covering.

Bathroom

Fitted with a white suite comprising bath, wash hand basin set on vanity unit, low level W.C., frosted double glazed window to the front elevation, central heating radiator, tiled walls, recessed spotlights, central heating radiator, extractor fan.

Utility

9'7 x 6'0

Range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, warmflow oil fired boiler, double glazed window to the rear elevation, double glazed rear access door to covered drying area.

Shower Room

Walk in double shower, low level W.C., pedestal wash hand basin, tiled floor and walls, recessed spotlights, heated chrome towel rail.

Garage

18'1 x 8'4

With up and over door, power and lights with rear access door.

Externally

To the front the property has gravelled parking for several vehicles leading to garage, courtesy light, stocked borders with a variety of trees, shrubs and flowers, lawned area, outside tap, vegetable area, gate to rear, number of fruit bushes.

To the rear there is a covered area, paved patio, courtesy light, lawned area, well stocked borders with timber frame surround, two sheds, oil tank, further patio area.

Agents Notes

The property is fitted with photovoltaic system.

Services

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY22 6RJ

What3Words Reference is - seated.sublime.universes

Money Laundering

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 (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com