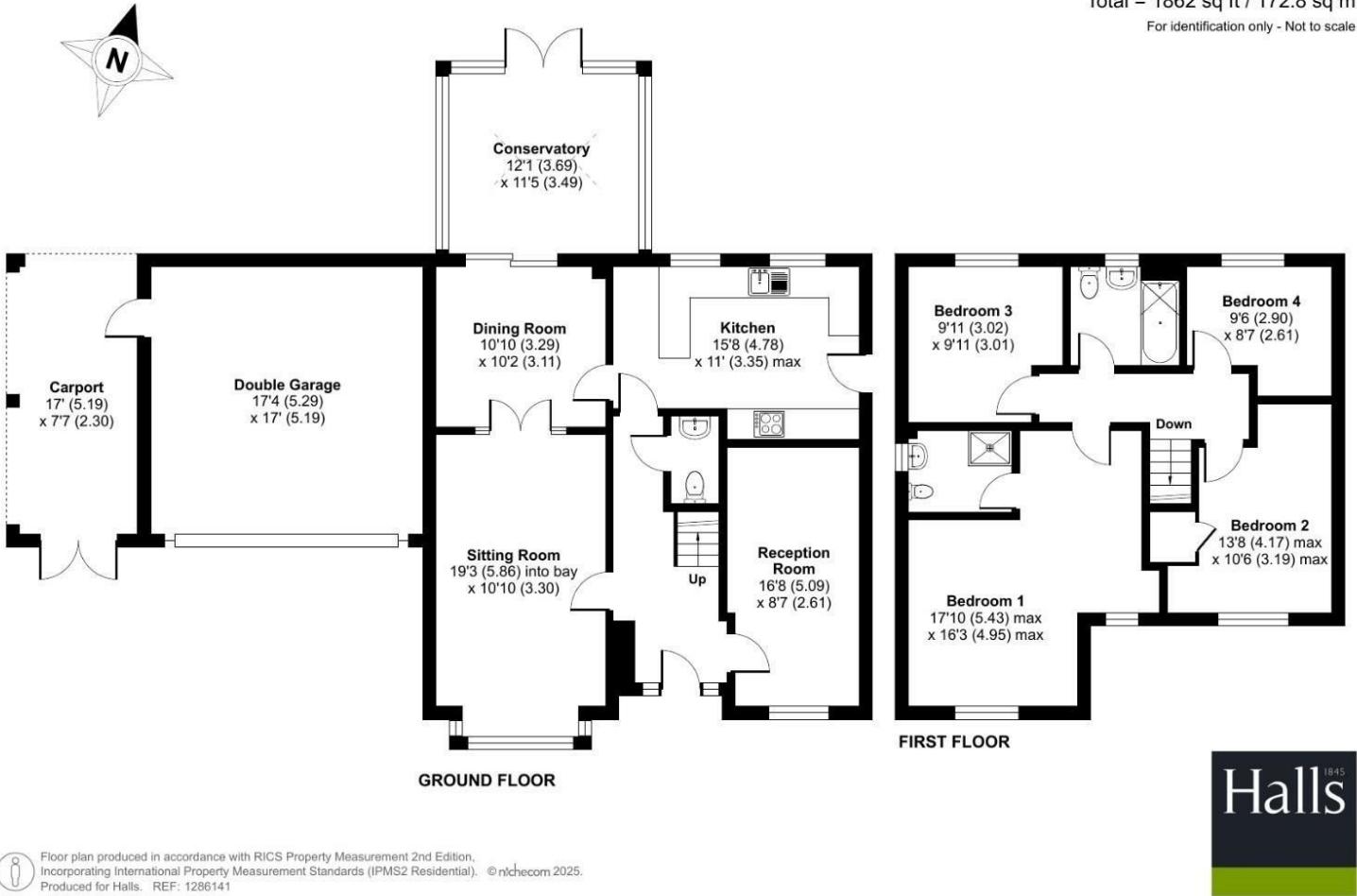


FOR SALE

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



Approximate Area = 1566 sq ft / 145.4 sq m (excludes carport)
Garage = 296 sq ft / 27.4 sq m
Total = 1862 sq ft / 172.8 sq m
For identification only - Not to scale



FOR SALE

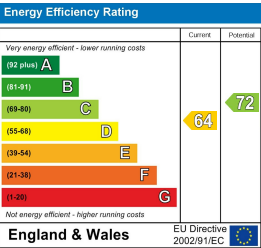
Offers in the region of £400,000

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

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



01938 555 552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

No Onward Chain. Situated in the popular village of Four Crosses between Shrewsbury, Oswestry and Welshpool this four bedroom detached home comprises entrance hall, W.C., lounge with feature fire, dining room, conservatory, kitchen/breakfast room, playroom/ guest bedroom, landing, generous master bedroom with ensuite, three further bedrooms and family bathroom. The property has solar PV providing a feed in tariff, double glazing, off-road parking for three cars, double garage, car port and has farmland views to the rear.



halls.gb.com

01938 555 552



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Four bed detached home situated in the popular village of Four Crosses
- Accommodation includes kitchen, three reception rooms, conservatory and family bathroom
- Generous master bedroom with ensuite and three further bedrooms
- Off-road parking for three cars, double garage and car port
- Farmland views to the rear
- No onward chain

Double glazed entrance door with frosted double glazed side window into

Entrance Hall

Tiled floor, stairs off, radiator, smoke alarm, thermostat heating control.

W.C.

Pedestal wash hand basin, low level W.C., heated chrome towel rail, extractor fan, tiled floor, part tiled walls.

Lounge

Double glazed box bay to the front elevation, two radiators, LPG fire with catalytic converter, thermostat control with reconstituted stone surround and hearth, television point, telephone point, panel glazed French doors with side windows leading into

Dining Room

Tiled floor, radiator, double glazed French doors to Conservatory, door to Kitchen.

Conservatory

Double glazed windows to three elevations overlooking the rear garden, double glazed French doors leading out to the patio area, tiled floor to match Dining Room and Entrance Hall, ceiling fan.

Kitchen/ Breakfast Room

Fitted with a range of wall and base units, part laminate work surfaces and part wooden work surfaces, integrated dishwasher, one and a half bowl stainless steel sink drainer unit, mixer tap, integrated fridge, space for freezer, two double glazed windows overlooking the rear garden, tiled floor, radiator, gas hob, electric over, stainless steel extractor canopy, tiled splashbacks, spotlights, plumbing and space for washing machine, cupboard housing Worcester Bosch boiler, wine rack.

Family Room

Double glazed window to the front elevation, radiator, television point.

Landing

Loft access, radiator, smoke alarm.

Master Bedroom

Two double glazed windows to front elevation, radiator.

Ensuite

Low level W.C., pedestal wash hand basin, walk in shower, radiator. frosted double glazed window to side elevation, shaver point, part tiled walls, extractor fan.

Bedroom Two

Double glazed window to front elevation, radiator, airing cupboard.

Bedroom Three

Double glazed window to rear elevation, radiator, views over farmland to the rear.

Bedroom Four

L-shaped room, double glazed window to the rear, radiator.

Bathroom

Fitted with a white suite comprising bath with mixer tap, shower over and screen, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, extractor fan, recess spotlights, frosted double glazed window to rear elevation.

Externally

To the front, the property has a lawned area, stocked borders to either side of the entrance door, entrance canopy, courtesy light, pedestrian side access gate, off-road parking for three cars, double garage with up and over door and car port. The the rear there is a block paved patio area, tap, stocked borders, lawn, decked seating area, courtesy light, timber fence surround, rear access to car port with frosted double glazed side access door leading to garage. The garage has up and over door, power and light, 30 amp supply.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water and drainage 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 'E'

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 6NZ

What3Words Reference is always.deciding.cashiers

Money Laundering

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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