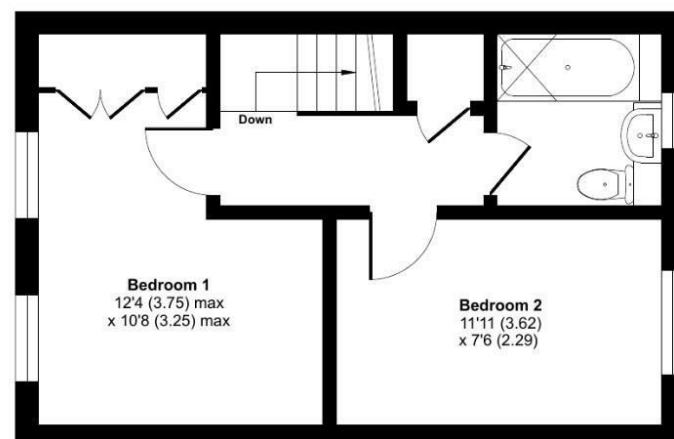


FOR SALE

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

Halls 1845



FIRST FLOOR



GROUND FLOOR

Approximate Area = 748 sq ft / 69.4 sq m
For identification only - Not to scale



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1342853



FOR SALE

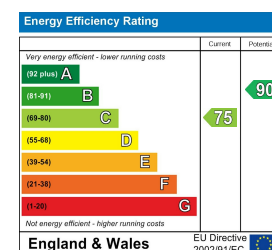
Offers in the region of £210,000

11 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



This two bedroom semi detached property has been refurbished and remodelled and is offered for sale with no onward chain. The property has been redecorated and recarpeted throughout and comprises of an open plan refitted kitchen/diner with under floor heating, W.C., lounge with patio doors leading into the conservatory, landing, principle bedroom with fitted wardrobes, second bedroom and refitted bathroom. The property sits in a generous corner plot with off road parking for three cars and has a private back garden with summerhouse and shed.



01938 555552

Welshpool Sales

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



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01938 555552



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Recently refurbished and remodelled two-bedroom semi-detached property
- Offered for sale with no onward chain
- Fully redecorated and recarpeted throughout
- Located on a generous corner plot
- Off-road parking for three cars
- Private back garden with summerhouse and shed

Frosted double glazed entrance door leading into

Kitchen/ Dining Area

Remodelled with tiled floor and underfloor heating, breakfast bar, range of shaker style wall and base units, laminate work surfaces, stainless steel sink drainer unit with mixer tap, Ideal gas fired combination boiler, plumbing and space for washing machine, double glazed window to front elevation, tiled splashbacks, induction hob, electric oven, extractor canopy, space for fridge freezer, smoke alarm, generous under stairs storage cupboard.

W.C.

Refitted with pedestal wash hand basin, low level W.C., tiled floor, radiator, frosted double glazed window to front elevation, under floor heating.

Lounge

Wood laminate floor covering, turn staircase off, radiator, acoustic wall panel, double glazed window to rear elevation, double glazed patio doors leading through to Conservatory, television point, telephone point.

Conservatory

Double glazed windows to three elevations, double glazed French doors to side elevation, tiled floor.

Landing

Radiator, loft access point with drop down ladder, smoke alarm, linen cupboard.

Bedroom One

Two double glazed windows to front elevation, built in wardrobes with; hanging rail, shelving, three storage cupboards and three drawers, acoustic wall panel.

Bedroom Two

Double glazed window to rear elevation, radiator.

Bathroom

Refitted with a dual end bath with; central mixer tap, shower over with rainfall head and screen, wash hand basin set on vanity unit with storage cupboard under, low level W.C., heated towel rail, frosted double glazed window to rear elevation, part tiled walls, extractor fan, tiled floor.

Externally

To the front, the property has a lawned area with hedging and an entrance canopy. To the side there is Tarmacadam and gravelled off road parking for three cars, outside tap, borders with a variety of trees and shrubs and a pedestrian access gate to the rear garden. To the rear there is a paved seating area, summer house, gravelled area, shed, slate chipped area with Willow tree and timber fence surround.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and gas 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'

Directions

Postcode for the property is SY22 6NZ

What3Words Reference is payout.photocopy.glow

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

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.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com