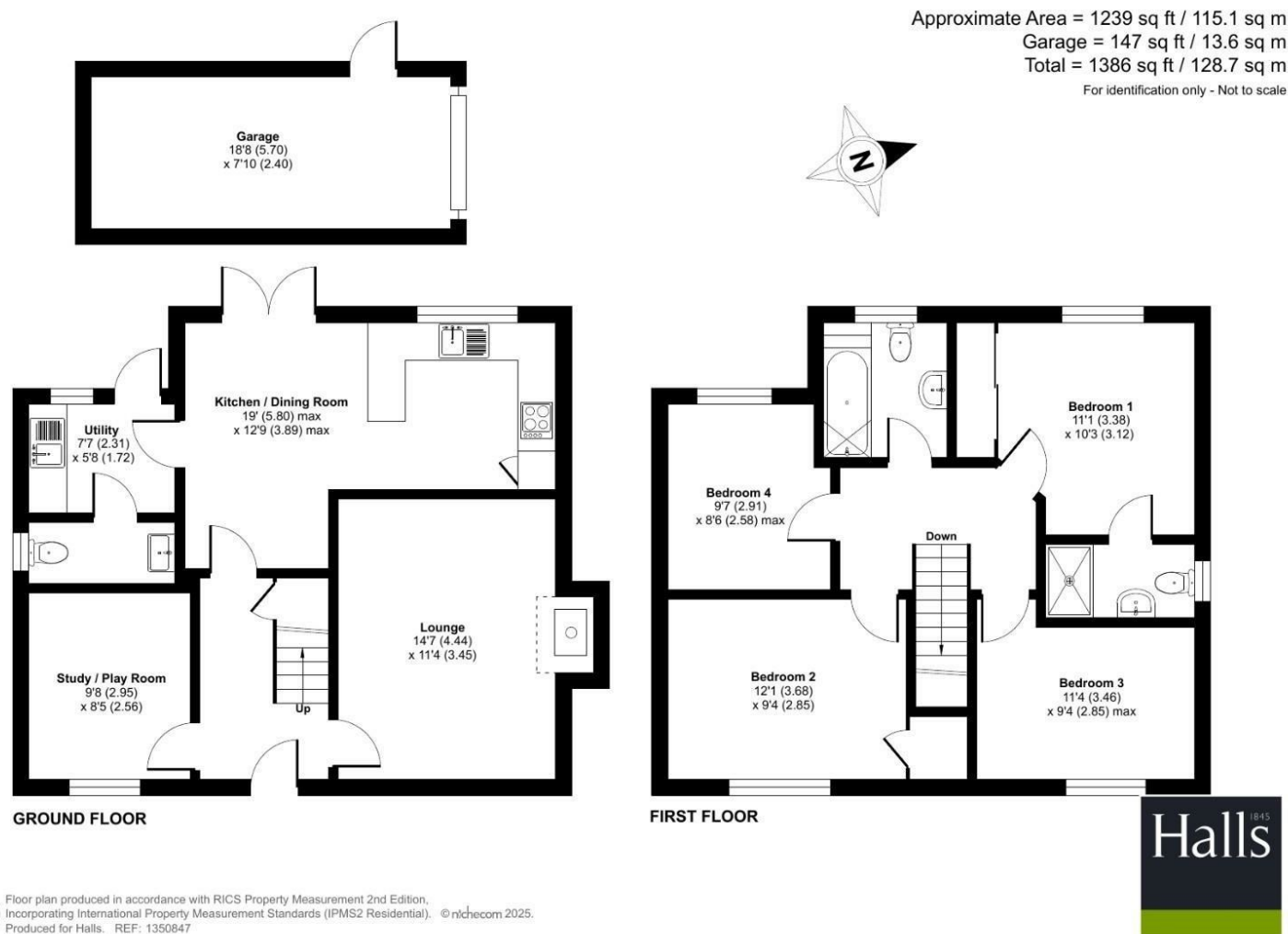
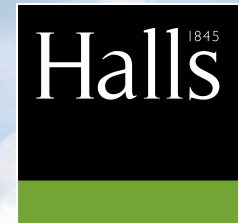


FOR SALE

14 Maes Sarn Wen, Four Crosses, Llanymynech, Powys, SY22 6NT



FOR SALE

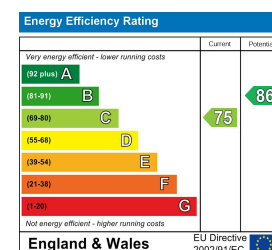
Offers in the region of £360,000

14 Maes Sarn Wen, Four Crosses, Llanymynech, Powys, SY22 6NT

**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 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@halls.gb.com



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This immaculate four bedroom detached family home constructed in 2021 is situated in the popular village of Four Crosses, providing easy access to Shrewsbury, Oswestry, Welshpool and the road network. The property has had a number of upgrades from the developers original specification including tiling, carpets and stone frontage. The gardens have been landscaped to create a private seating area and ease of maintenance. The accommodation comprises of an entrance hall, W.C., lounge with wood burning stove, study/playroom, kitchen/diner with integrated fridge freezer and dishwasher, utility room, landing, principal bedroom with ensuite, three further bedrooms and family bathroom. The property also benefits from off road parking for three cars, gas fired combination central heating and single garage with electrically operated door.



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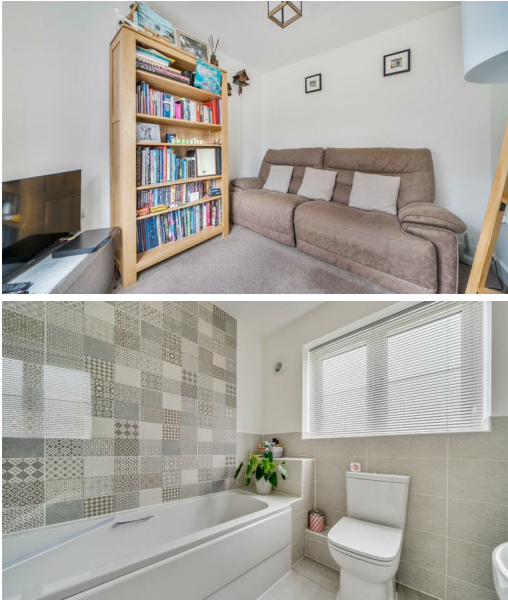
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Immaculate four-bedroom detached family home
- Located in the popular village of Four Crosses
- Upgraded integrally with enhanced tiling, carpets and stone frontage externally
- Low maintenance garden
- Ample off-road parking
- Viewing encouraged to appreciate the property and location

Frosted double glazed entrance door leading into

**Entrance Hall**  
Stairs off, wood laminate floor covering, thermostat heating control, smoke alarm, radiator, under stairs storage cupboard.

**Lounge**  
Inset wood burning stove set on slate hearth with oak mantelpiece, television point, telephone point, double glazed window to front elevation, radiator, smoke alarm.

**Study/ Playroom**  
Double glazed window to front elevation, radiator, television point.

**Kitchen/ Dining Room**  
Fitted with a modern range of shaker style wall and base units with polished granite work surfaces, inset one and a half bowl sink with mixer tap, gas hob, electric double oven, extractor canopy, integrated fridge freezer, integrated dishwasher, spotlights to Kitchen area, wood laminate floor covering, double glazed window to rear elevation, under unit lighting, two radiators, double glazed French doors provide access to rear paved entertaining area.

**Utility Room**  
Fitted with a range of wall and base units with laminate work surfaces, cupboard housing Worcester gas fired combination boiler, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and tumble dryer, wood laminate floor covering, double glazed windows to rear elevation, double glazed rear access door, extractor fan, recess spotlights, radiator.

**W.C.**  
Wash hand basin set on vanity unit with storage cupboard under, low level W.C., wood laminate floor covering, radiator, part tiled walls, frosted double glazed window to side elevation, extractor fan, recess spotlights.

**Galleried Landing**  
Thermostat heating control, smoke alarm, loft access.

**Bedroom One**  
Built in double wardrobe with sliding doors, television point, double glazed window to rear elevation, radiator.

**Ensuite**  
Walk in double shower, low level W.C., pedestal wash hand basin, tiled floor, heated chrome towel rail, frosted double glazed window to side elevation, part tiled walls, extractor fan, recess spotlights, shaver point.

**Bedroom Two**  
Double glazed windows to front elevation, radiator, built in single wardrobe.

**Bedroom Three**  
Double glazed window to front elevation, radiator.

**Bedroom Four**  
Double glazed window to rear elevation, radiator.

**Family Bathroom**  
Fitted with a white suite comprising of bath with shower over and screen, part tiled walls, low level W.C., pedestal wash hand basin, heated chrome towel rail, tiled floor, frosted double glazed window to rear elevation, extractor fan, recess spotlights, shaver point.

**Externally**  
To the front, the property has paved off road parking for three cars, Indian sandstone paved pathway to to front door, single garage with electrically operated up and over door, lawned area, privet hedging, stocked borders, entrance canopy and courtesy lighting. To the rear, there is an Indian sandstone paved patio entertaining area, outside tap, courtesy lighting, side door into Garage with power and light, pond, metal shed, privacy screen, gravelled pathway with lawn, stocked borders, timber fence surround, various trees and pedestrian gate to the front parking area.

**Services**  
Mains electricity, water, drainage and LPG 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 'E';

**Directions**  
Postcode for the property is SY22 6NT

What3Words Reference is munch.grapes.bikers

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)