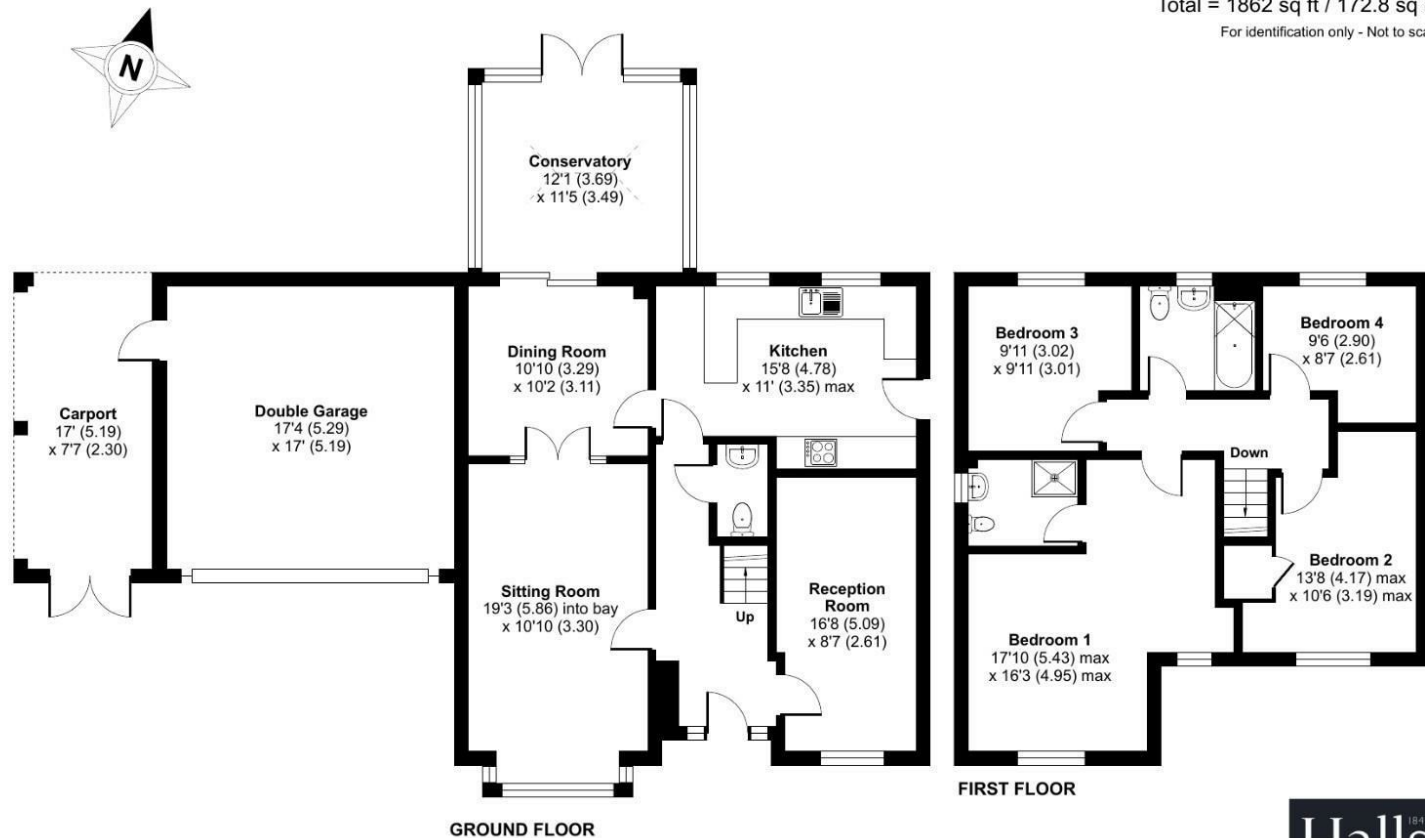


FOR SALE

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

Halls 1845

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



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1286141

FOR SALE

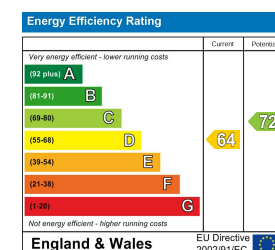
£1,500 Per Calendar Month

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



Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



onTheMarket.com



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01938 555552



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, double glazing, off-road parking for three cars, double garage, car port and has farmland views to the rear.





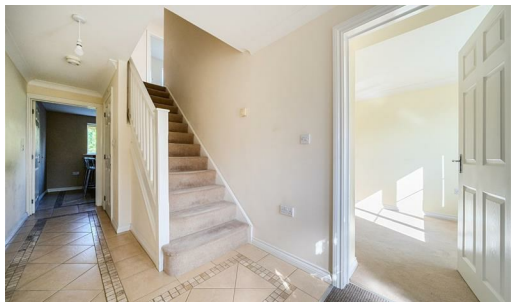
3 Reception
Room/s



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**

Rental Terms

Rent: £1500 per calendar month.
Deposit: £1,730.
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

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.

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.

Family Room

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

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.

W.C.

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

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.

Services

Mains electricity, water and drainage are connected at the property. Bulk LPG central heating.

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