

**FOR SALE**

Offers in the region of £425,000

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

Conveniently situated in the village of Four Crosses close to Oswestry, Shrewsbury and Welshpool, this well appointed and extended bungalow has the benefit of a guest annex to the rear of the property. The accommodation comprises of an entrance hall, inner hallway, L-shaped open plan kitchen/dining area/family room, sitting room with vaulted ceiling with glazed double doors leading into a garden room with glazed gable elevation overlooking the rear garden, principal bedroom with ensuite and walk in wardrobe, three further bedrooms and refitted four piece family bathroom. The annex has a generous double bedroom, ensuite and kitchenette/utility area. Externally, the property has off road parking to the front with integral single garage and generous wraparound landscaped gardens with pond, shed and block paved seating area.





- Well-appointed and extended bungalow
- Conveniently situated in the village of Four Crosses
- Useful guest annex at the rear of property
- Generous rooms ideal for family living
- Off-road parking and integral single garage to front
- Generous wraparound landscaped gardens

Frosted double glazed entrance door leading into

ENTRANCE HALL

Tiled floor, storage cupboard, radiator, panel glazed door to rear elevation with frosted double glazed side window, door to garage, glazed door to

INNER HALLWAY

Radiator, smoke alarm, recess spotlights, glazed door to Kitchen/ Dining Room/ Family Room.

KITCHEN

Fitted with a range of oak fronted shaker style wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, double glazed window to front elevation, integrated dishwasher, electric hob, extractor canopy, electric twin oven, integrated fridge freezer, recess spotlights, tiled splashbacks, opens into

DINING ROOM/ FAMILY AREA

Double glazed French doors to front elevation, breakfast bar, television point, radiator, recess spotlights.

SITTING ROOM

Vaulted ceiling with exposed ceiling beams, inset electric stove with brick surround and slate hearth, two double glazed windows to front elevation, radiator, television point, telephone point, panel glazed French doors with steps down leading to

GARDEN ROOM

Vaulted ceiling with exposed ceiling beams, double glazed gable elevation overlooking the rear garden, double glazed windows to either side, French doors leading out, tiled floor, radiator, exposed brickwork to all walls.

PRINCIPAL BEDROOM

Double glazed window to rear elevation, radiator, recess spotlights.

ENSUITE

Walk in electric corner shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, radiator, frosted double glazed window to rear elevation, shaver point, extractor fan, recess spotlights, part tiled walls, walk in wardrobe with hanging rails, shelving and radiator.

BEDROOM TWO

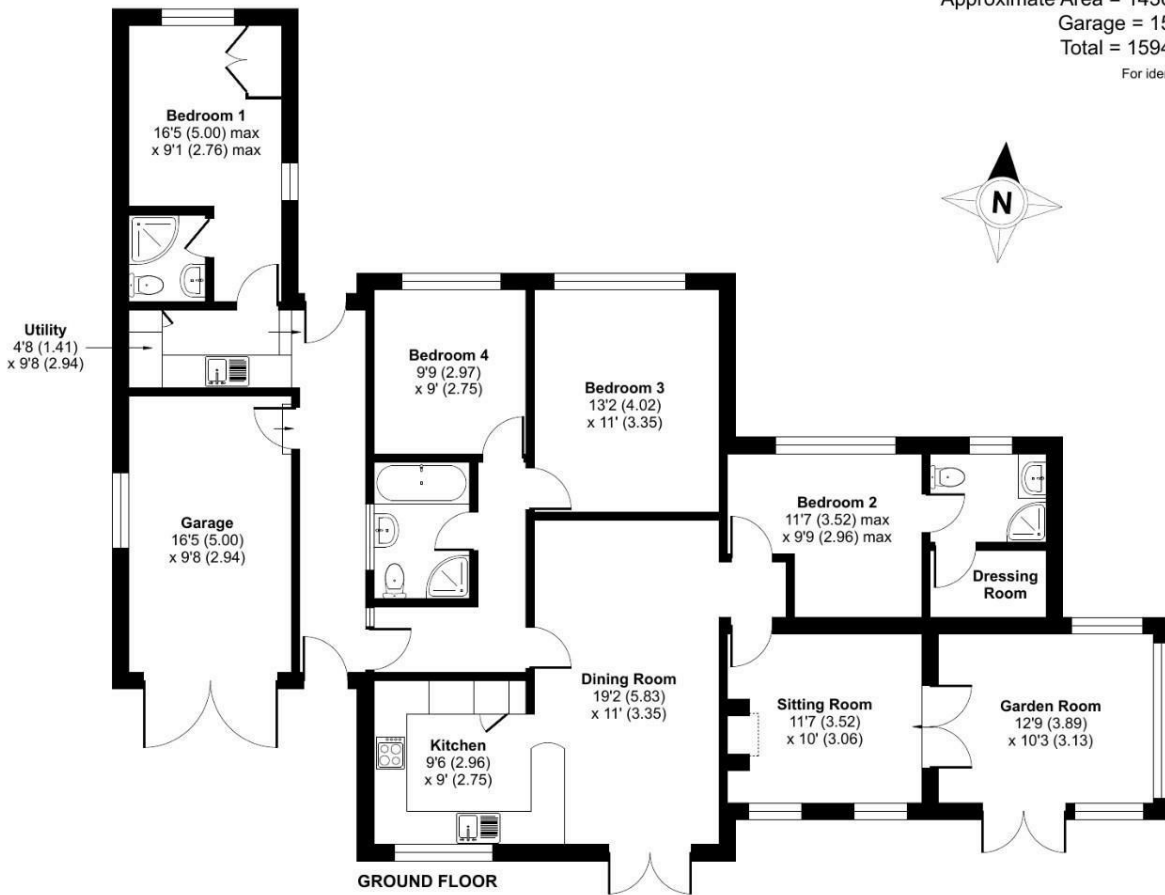
Double glazed window to rear elevation, radiator, wardrobes.

BEDROOM THREE

Double glazed window to rear elevation, radiator, loft access with drop down ladder.



Approximate Area = 1436 sq ft / 133.4 sq m
 Garage = 158 sq ft / 14.7 sq m
 Total = 1594 sq ft / 148.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2025. Produced for Halls. REF: 1383233



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



BATHROOM

Refitted four piece suite comprising of a walk in corner shower, low level W.C., dual end bath with central mixer tap, heated chrome towel rail, pedestal wash hand basin, low level W.C., recess spotlights, frosted double glazed window, part tiled walls, tiled floor, extractor fan.

ANNEXE

Bedroom: radiator, double glazed windows to side and rear elevations, built in wardrobe, loft access, television point. Ensuite: walk in corner shower, low level W.C., pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, heated chrome towel rail. Kitchenette/ Utility Area: fitted with a range of base units with laminate roll top work surfaces, stainless steel sink drainer unit, plumbing and space for washing machine, tiled floor, tiled splashbacks, step up to Entrance Hall.

EXTERNALLY

To the front, the property has block paved off road parking, courtesy light, gate to either side, outside tap, stocked borders with hedge surround. The garage has twin doors to front elevation, window to side, power, light, loft access and door to entrance hall. The wraparound rear garden has block paved and decked seating areas (accessed from the Lounge), external power points, pond, lawn, hedge surround, stocked borders, further block paved entertaining area to rear with shed, courtesy light, Worcester Greenstar oil fired combination boiler and oil tank.

SERVICES

Mains electricity, water, drainage 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 'E'

DIRECTIONS

Postcode for the property is SY22 6RJ

What3Words Reference is showed.befitting.training

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
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FOR SALE

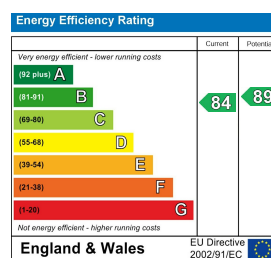
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

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