

# 8 Maes Sarn Wen, Four Crosses Llanymynech SY22 6NT



4 Bedroom House - Detached  
Asking Price £360,000

## The features

- LOVELY OPEN ASPECT TO THE FORE OVER FARMLAND
- IMPRESSIVE 4 BEDROOM DOUBLE FRONTED DETACHED HOME
- LOVELY OPEN PLAN DINING/KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN. VIEWING HIGHLY RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- LOUNGE WITH FEATURE LOG BURNER, FAMILY ROOM/HOME OFFICE
- UTILITY AND CLOAKROOM
- GARAGE AND PARKING



**\*\*\* ATTRACTIVE DOUBLE FRONTED DETACHED FAMILY HOME \*\*\***

This neatly presented, 4 bedroom detached family home was recently constructed by reputable local developer Shingler Homes.

Occupying an enviable cul de sac location with rural aspect to the fore, on the edge of this popular development in the heart of this self sufficient village. Ideally placed for commuters with ease of access to the A5/M54 motorway network, Shrewsbury, Oswestry and Welshpool.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, Family Room/Home Office, open plan Kitchen/Dining Room with appliances, Utility and Cloakroom. Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the added benefit of high energy insulation, gas central heating, double glazing, garage and enclosed rear garden.

Viewing highly recommended

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular village. Four Crosses is self sufficient with a good range of amenities including school, a garage and shop. There is also a doctors surgery & a hairdressers/beauty parlour., church and lovely countryside walks on the door step.

### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall. Wooden floor covering, radiator, useful under stairs storage.

### LOUNGE

having window overlooking the front with pleasant open aspect, feature log burner set onto hearth with wooden lintel over, media point, radiator.

### FAMILY ROOM/HOME OFFICE

A great multi purpose room with window to the front, media point, radiator.

### FAMILY KITCHEN/DINING ROOM

Attractively fitted with range of soft grey fronted, shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid worksurfaces over and having integrated dishwasher and tall fridge freezer both with matching fascia panel. Inset 4 ring hob with extractor hood over and double oven and grill beneath and matching range of eye level wall units with concealed lighting beneath, peninsular breakfast bar divide with over hang seating area to Dining/Family area having double opening French doors leading onto the rear garden. Tiled flooring throughout, radiators.

### UTILITY ROOM

with undermount sink with mixer taps set into double base cupboard with solid work surface over extending to the side with space for appliances. Gas central heating boiler, radiator, door to garden.

### CLOAKROOM

With WC and wash hand basin, tiled flooring, radiator, window to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing, access hatch with drop down ladder to a fully boarded spacious loft.

### PRINCIPAL BEDROOM

With window overlooking the rear garden, built in double wardrobe with mirror fronted sliding doors, radiator.

### EN SUITE SHOWER

With suite comprising large shower cubicle with direct mixer shower unit, drench head, wash hand basin and WC. Attractive complementary tiled surrounds, heated towel rail. Window to the side.

### BEDROOM 2

With window to the front, storage cupboard and single wardrobe, radiator.

### BEDROOM 3

with window to the front, radiator.

### BEDROOM 4

With window to the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with direct mixer shower unit with drench head over, wash hand basin and WC. Attractive tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is approached over brick paved driveway with parking and leading to the Garage with remote controlled up and over door, power and lighting. The Front garden is attractively laid to shaped lawn with flower and shrub beds and provides a pleasant open aspect over farmland. Side pedestrian access to the enclosed REAR GARDEN which is laid to paved sun terrace and lawn. Tucked away to the side of the house is a gravelled area with garden storage shed with power and lighting.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. There is an annual service charge of £ for the communal areas.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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## Judy Bourne

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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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