

# 25 Parc Hafod Four Crosses Llanymynech SY22 6NZ



3 Bedroom House - Detached  
Offers In The Region Of £260,000

## The features

- IMPROVED AND MODIFIED 3 BEDROOM DETACHED HOUSE
- KITCHEN WITH OVEN AND HOB AND UTILITY ROOM
- DRIVEWAY WITH PARKING
- ENVIABLE VILLAGE LOCATION
- EPC RATING D
- LOUNGE, DINING ROOM, PLAY ROOM/HOME OFFICE
- 3 BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



**\*\*\* EXCELLENT 3 BEDROOM DETACHED HOUSE\*\*\***

This attractively presented, improved 3 bedroom Detached home has been modified to provide additional accommodation, perfect for today's modern lifestyle.

Occupying an enviable position tucked away in a cul de sac location on the edge of this popular village with ease of access to Shrewsbury, Oswestry and Welshpool.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Play Room/Home Office, Utility, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, ample parking, 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 Reception Hall, Radiator.

### LOUNGE

with bay window overlooking the front, attractive wooden fire surround housing living flame fire, media point, radiator. Wooden effect flooring

### DINING ROOM

With sliding patio doors opening onto the rear garden, radiator, wooden effect flooring.

### KITCHEN

Fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space beneath for dishwasher. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units, window overlooking the garden, radiator, wooden effect flooring.

### CLOAKROOM

With WC and wash hand basin, radiator, continuation of wooden effect flooring.

### PLAY ROOM/HOME OFFICE

having velux roof light, recessed ceiling lights, wooden effect flooring and radiator. A great multi purpose room.

### UTILITY ROOM

With range of cupboards and drawers, cupboard housing space for washing machine, radiator, door to the garden.

### FIRST FLOOR

From the Reception Hall staircase leads to First Floor Landing with window to the side, Airing cupboard and access to roof space.

### BEDROOM 1

With window overlooking the rear, built in double wardrobe, radiator.

### BEDROOM 2

With window overlooking the rear, radiator.

### BEDROOM 3

With window to the front, radiator.

### BATHROOM

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

### OUTSIDE

The property is set back from the road and approached over driveway with parking and leading to the Garage. The Front Garden is laid to lawn with inset specimen trees and divided with mature hedging. Side pedestrian access to the enclosed Rear Garden which is laid to good sized paved sun terrace, gravelled seating area and lawn which is enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### 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

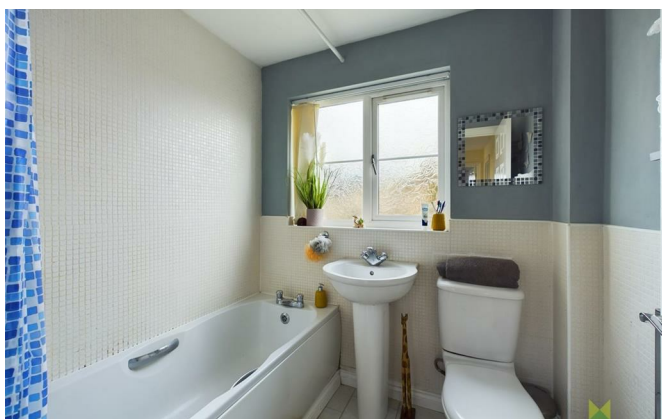
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

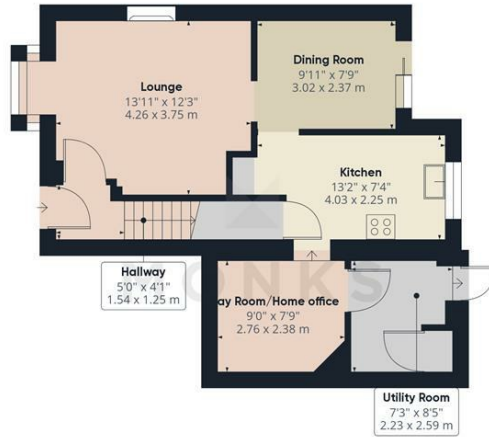
#### NEED TO CONTACT US

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.

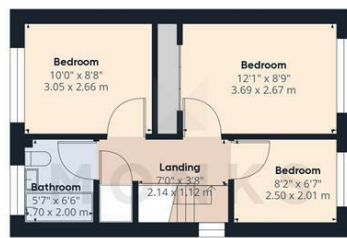
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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
880.33 ft<sup>2</sup>  
81.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>73</b> |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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