





Ty Offa, Domgay Road, Four Crosses, SY22 6SW
Offers In The Region Of £325,000

A 1970s individually designed spacious detached property providing highly flexibly laid out accommodation comprising: entrance hall, cloak cupboard, sitting room, and dining room both with feature vaulted ceilings, kitchen, rear porch, and former coal store that could be knocked together to create a utility room, two double ground floor bedrooms (although these rooms could also be used for other purposes, even as a possible ground floor annex) and a ground floor shower room. Upstairs there are two further double bedrooms and a family bathroom together with walk-in airing and linen cupboards. Decent-sized gardens are located mainly to the rear of the property with the scope to extend existing off-road parking to the front. The property has the benefit of oil heating, double glazing and an attached garage incorporating separate workshop and boiler areas. Ty Offa occupies a central location in the popular village of Four Crosses, which has a great range of local amenities and is conveniently located with an easy traveling distance of all three neighbouring towns of Shrewsbury Oswestry and Welshpool. The property would benefit from some modernisation but has been redecorated and carpeted throughout. As the house name suggests, the property is situated adjacent to the world-famous Offa's Dyke which is located immediately to the rear of the property.



Entrance Hall

11'0 x 6'0 (3.35m x 1.83m)

With central lighting point, double radiator, telephone point, double power point, door to large useful understairs cloaks/storage cupboard with lighting point and key safe, staircase leading to first floor.

Sitting Room

19'8 x 13'10 (5.99m x 4.22m)

With feature vaulted ceiling, wood effect laminate flooring, feature stone fireplace with raised hearth and log burner in set, two double radiators, two wall light points, power points, uPVC double glazed window overlooking rear gardens, further full-length window to the side.

Dining Room

10'7 x 10'4 (3.23m x 3.15m)

With wood effect laminate flooring, double radiator, three wall light points, telephone point, power points, double glazed uPVC double glazed window overlooking gardens, feature vaulted ceiling, service door to kitchen.

Kitchen

15'8 x 8'2 (4.78m x 2.49m)

With range of base units comprising stainless single drainer sink unit set into laminate worksurfaces, extending to two wall sections with range of cupboards and drawers under and tiled splash above, built in electric stainless-steel hob with extractor hood above and built in electric oven below, space and plumbing set for washing machine, further matching worksurfaces to adjacent wall with further range of cupboards and drawers and tiled splash above, radiator, two central strip lights, tiled flooring, power points, double glazed window to the front.

Rear Hallway

With tiled flooring, radiator, lighting point, door to former coal store which has the potential to knock through to create a utility area. Wooden service door leads to covered area situated to the rear of the property with outside lighting and giving access via glazed and wooden door to:

Garage

20'3 x 8'0 (6.17m x 2.44m)

With metal up and over door, concrete floor, power and lighting points, uPVC window to the rear.

Workshop Area

11'0 x 4'6 (3.35m x 1.37m)

With power and lighting points.

Boiler Area

6'6 x 3'4 (1.98m x 1.02m)

Situated with oil fired boiler, supplying domestic hot water and central heating.

Bedroom One

14'9 x 9'0 (4.50m x 2.74m)

With double radiator, central lighting point, power points, built in double wardrobe with hanging rail and top shelf, further built in cupboard with shelving alongside, uPVC double glazed window to the front.

Bedroom Two

11'4 x 10'6 (3.45m x 3.20m)

With double radiator, power and lighting points, telephone point, uPVC double glazed window to the front.

Downstairs Shower Room

Fitted with walk in shower with glazed screen and pivot door, fitted shower unit, pedestal wash basin, WC, ceramic tiled flooring, fully tiled to walls, wall mounted radiator, uPVC double glazed opaque window to the side.

Landing

With door to large walk-in airing cupboard, with lagged cylinder, shelving, and lighting point, further built in linen cupboard alongside, with shelving and lighting point, access to roof space, landing gives access to further bedroom accommodation comprising:

Bedroom Three

14'4 x 9'0 (4.37m x 2.74m)

With double radiator, power and lighting points, built in double wardrobe with hanging rail and top shelf, further built in cupboard alongside with shelving, uPVC double glazed window to the front.

Bedroom Four

10'6 x 10'3 (3.20m x 3.12m)

With radiator, power and lighting points, uPVC double glazed window to the front.

Family Bathroom

Fitted with powder blue coloured suite, comprising one panelled bath with handles, pedestal wash hand basin, WC, half tiled to all walls, wall mounted radiator/ towel rail, wood effect vinyl floor covering, central light point, uPVC double glazed opaque glass window to one side.

Outside

The property is approached over tarmac driveway giving access to the garage providing off road parking. Front gardens are laid to lawns surrounded by mature hedging and walling. Paved pathway extends down the left hand side of the property with oil storage tank set to alcove, with wrought iron gate leading to rear gardens. Further wrought iron gate situated to the right of the property leads onto paved pathway, extending down the left hand side of the property with lawn sectioned to the left hand side giving access to the rear. Front gardens are enclosed by mature hedging. To the rear, paved concrete pathway extends across the rear of the property, with paved pathway leading up to concreted patio set to one corner. Gardens are laid to lawns which have been partly reseeded. Gardens are enclosed by a variety of mature hedging and walling with wrought iron pedestrian gate to the side.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 12 Mbps & Superfast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)

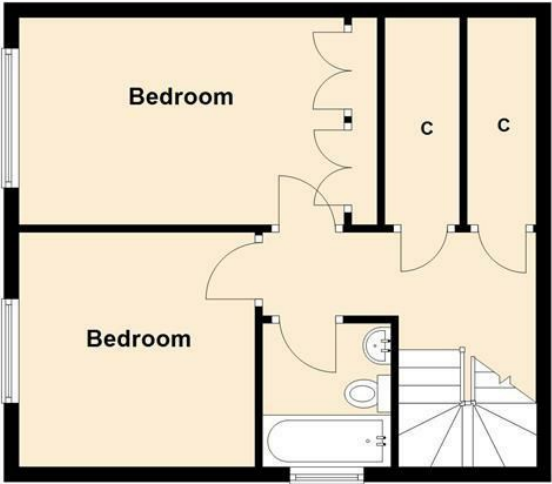
Ground Floor

Approx. 115.3 sq. metres (1241.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 157.5 sq. metres (1695.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Local Authority: Powys County Council

Council Tax Band: D

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A 458 Welshpool Road. Travel through Ford taking the right turning signposted Alberbury. Travel along this road until you come to Llandrinio.

Continue past the garage and village hall taking the next turn right. At the mini roundabout take the first turning off.

Carry out the next mini roundabout taking the second turning off. Continue to the end of the road taking the last right turning (Just before you reach the T junction) Then take the next left then immediately left again past the two bungalows to the vet's surgery car park. The driveway for Ty Offa is situated in the top right-hand corner indicated by the for sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

**Roger
Parry**
& Partners

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.