



Zaza Johnson & Bath
Estate Agents

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4 Derwen Green, Four Crosses, Llanymynech, Powys, SY22 6RQ

Offers in the Region Of £250,000

A beautifully renovated three bedroom detached bungalow sitting on a generous corner position located in the lovely village of Four Crosses. The accommodation comprises: Entrance Hall, Modern Fitted Kitchen/Dining Room, Living Room 3 Double Bedrooms, Shower Room, Attractive, Private Rear Garden and Secluded Sun Patio, Large Tandem Garage, Driveway. NO UPWARD CHAIN.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Hall

Storage heater. access to loft space.

Kitchen/Dining Room 17' 7" x 8' 10" (5.36m x 2.69m)

Attractively refitted with a good range of base and eye level units, solid wood work tops with inset 1 1/2 bowl sink unit with mixer taps, Range Cooker with double oven and 5 ring hob with attractive tiled splash back, integrated fridge, space and plumbing for dishwasher, double glazed window, tiled flooring, feature wooden beam. The Dining Area has a storage heater, double glazed window.

Living Room 17' 7" x 12' 11" (5.36m x 3.93m)

A lovely light room with fireplace housing multi fuel stove, attractive vaulted ceiling, storage heater, large double glazed picture window.

Bedroom 1 10' 4" x 10' 4" (3.15m x 3.15m)

Built in wardrobes, electric heater, double glazed patio doors.

Bedroom 2 10' 4" x 9' 5" (3.15m x 2.87m)

Built in cupboard, electric heater, double glazed window.

Bedroom 3 9' 10" x 9' 5" (2.99m x 2.87m)

Double glazed window.

Shower Room 8' 7" x 6' 0" (2.61m x 1.83m)

Refitted with white 3 piece suite including WC, wash basin, tiled double shower cubicle, towel radiator, slate tiled floor, double glazed window, tiled walls and flooring, high level window provides excellent natural lighting.

Tandem Garage 35' 7" x 11' 10" (10.84m x 3.60m)

Power and lighting, separate WC, window and door to the garden.

Garden

The property is set on a large corner plot with gardens mainly to lawn with gravel patio, raised vegetable garden and paved seating area. To the rear of the garden is a further secluded patio which is a sun trap, providing a perfect spot for relaxing. The private garden is enclosed by high level timber fencing.

External - Front

Approached over a concrete driveway providing ample parking for 2-3 cars and access to Garage.

Directions

From Oswestry take the Welshpool Road, passing through Pant and Llanymynech and onto the Four Crosses bypass. At the roundabout take the 1st exit to Four Crosses, continue over the pedestrian crossing and at the mini roundabout turn right and Derwen Green is the 2nd turning on the left.

Council Tax Band E

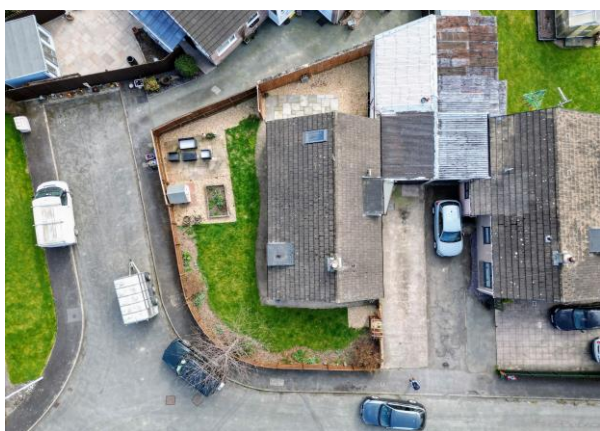
Tenure: Our client advises us that the property is . Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
4 Derwen Green Four Crosses LLANMYNECH SY22 6HQ	D	Valid until:	31 March 2035																																
		Certificate number:	5895-3695-0322-6473-3753																																
Property type		Detached bungalow																																	
Total floor area		79 square metres																																	
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
For properties in England and Wales: the average energy rating is D the average energy score is 60																																			
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td style="background-color: #2e8b57; color: white;">A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td style="background-color: #4682b4; color: white;">B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td style="background-color: #66cdaa; color: white;">C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td style="background-color: #ffff00; color: black;">D</td> <td>61 D</td> <td>82 B</td> </tr> <tr> <td>39-54</td> <td style="background-color: #ffcc00; color: black;">E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td style="background-color: #ff6600; color: black;">F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td style="background-color: #ff0000; color: black;">G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	61 D	82 B	39-54	E			21-38	F			1-20	G		
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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage