

41 St Johns Hill 🔳 Shrewsbury 🗖 SY1 1JQ 🔳 Tel: 01743 248351 📕 Fax: 01743 249217 🗖 Web: www.zjandb.com 🔳 Email: info@zjandb.com

Zaza Johnson & Bath

Estate Agents



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.





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

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 fore 2-3 cars and access to Garage.

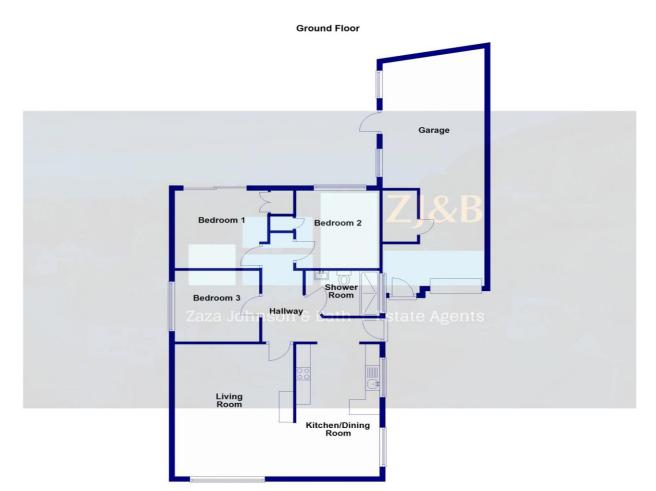
Directions

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**



4 Derwen Green, Four Crosses, Llanymynech

FLOOR PLANS FOR GUIDANCE ONLY

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) rinete-tented-property-minmum-energy-afficiency-standard-landlord-guidance). Energy rating and score This property's energy rating is D, It has the potential to B. Properties get a rating from A (bes)	Green ises NECH	Energy rating	Valid until:	31 March 2035	
Total floor area 79 square matters 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/ intraste-cented-groups/-inimum-anergy-afficiency-standard-landlord_guidance). Energy rating and score This property's energy rating is D. It has the potential one B. See how to improve this property's energy fifticancy. See how to improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve this property's energy and a score. See to be improve the properties in England and Wales: The average energy score is 60			Certificate number:	5800-3695-0322-8473-3753	
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can need guidance for indicords on the resultions and exemptions (https://www.gouk/guidance/ invide-tended.property-ennorm-energy-efficiency-standard-leadedord-puidance). Energy rating and score This property's energy rating is D. It has the obtential to be B. The graph shows this property's curre potential energy rating. See how to imcrove this property's energy efficiency state Current Properties get a rating from A (best and a score. The batt if the rating the average energy rating is D. Soor Energy rating see to imcrove this property's energy efficiency see to imcrove this property's energy efficiency For properties in England and Wales: the average energy score is 60	уре		Detached bungalow		
Properties can be let if they have an energy rating from A to E. You can read guidance for handlords on the regulations and exemptions (https://www.gou.uk/guidancel on-ube-rented-property-energy-efficiency-standard-landlord-guidance). The property senergy rating is D. It has the potential to be B. See how to improve this property's energy ficiency. See the properties in England and Wales: The average energy rating is D. the average energy rating is D.	area		79 square metres		
Properties can be let if they have an energy rating from A to E. You can read guidance for handlords on the regulations and exemptions (https://www.gou.uk/guidancel on-ube-rented-property-energy-efficiency-standard-landlord-guidance). The property senergy rating is D. It has the potential to be B. See how to improve this property's energy ficiency. See the properties in England and Wales: The average energy rating is D. the average energy rating is D.	on letting this	property			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/ invate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).					
This property's energy rating is D. It has the potential one graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating. The graph shows this property's curre potential energy rating is D. The average energy rating is D. The average energy score is 60	can be let if they r	lave an energy rating from A	(10 E.		
Energy rating and score This property's energy rating is D. It has the potential to be B. See how to improve this property's energy efficiency. Score Correy rating See A construction of the second to a se				s://www.gov.uk/guidance/domestic-	
This property's energy rating is D. It has the optimized protection of the average energy rating is D. It has the optimized property's energy attraction of the average energy rating is D. It has the overage energy rating the average energy rating is D. It has the overage energy rating is D. It has the overage energy rating is D. It has the average energy for the average					
potential to be B. Properties get a rating from A (best Star hour to improve this property's energy efficiency. Score Energy rating Star bour to improve this property's energy efficiency. Score Energy rating Star bour to improve this property is an itself to be the average energy rating is D the average energy score is 60	rating and sc	ore	The graph shows this property's current and potential energy rating.		
See how to improve this property's energy fifeency. Serve Energy rating Current Potential Construction Current Potential Current Potential		is D. It has the			
See how to more this properties in England and Wales: Score Energy reling Current Potential Biset B Sea C Sea	0.00 0.		and a score. The better the rating and score, the		
For properties in England and Wales:		erty's energy	lower your ene	rgy bills are likely to be.	
Score Energy rating Current Potential the average energy score is 60 the average energy score			For properties	in England and Wales:	
the average energy score is 60	irgy rating	Current Potential		(1) - (1) - (2)	
6940 C 55-68 D (11 D 39-64 E	4				
55-68 D (61 D 39-64 E		42 8			
39-54 E	С				
	-	61 D			
21-38 F	E				
	F				













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