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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.





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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 fore 2-3 cars and access to Garage.

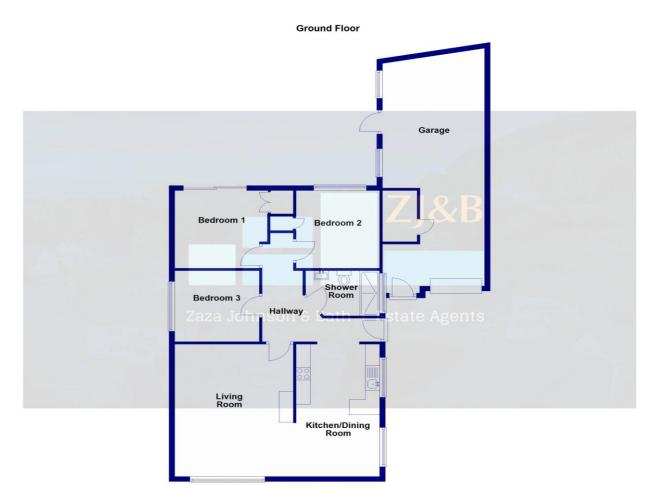
#### Directions

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	
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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