

**TO LET**

£1,250 Per Calendar Month

34 Maes Sarn Wen, Four Crosses, Llanymynech, Powys, SY22 6NT

A wonderful opportunity to rent a detached three bedroom family home situated in the popular village of Four Crosses. Fitted to a high specification this property must be viewed to be appreciated. Reception Hall, Lounge, Study/Snug, Kitchen Dining Room, Utility, Cloakroom, Landing, Bedroom with Ensuite, Two further Bedrooms, Bathroom, Gardens, Parking. Available in June.





- **Three Bedroom Detached**
- **Popular Cul De Sac Location**
- **Sought After Village**
- **Gardens and Parking**
- **Well Presented Throughout**

LOCATION

Situated in the popular Shropshire/Powys border village of Four Crosses, which has a good range of village amenities, including a convenience store, Church, vets and Primary School. Four Crosses is situated mid-way between the market towns of Oswestry and Welshpool on the A483 and is ideally situated for those wishing to commute with easy access on the B4393 Shrewsbury road, and onto Telford or the A483 Oswestry road onto Chester.

DIRECTIONS

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech on reaching Four Crosses turn left sign posted Llandrinio proceed along this road and proceed round the corner where Maes Sarn Wen will be viewed to the left hand side. Continue past the green area to the left, turn right at 'The Site Entrance', then left. The property will be viewed to the left hand side. Please note, there is current building works being carried out on the development.

COVERED ENTRANCE PORCH

Entrance door leading into;

RECEPTION HALL

With staircase leading to the First Floor Landing.

LOUNGE

13'5" x 10'2" (4.10 x 3.10)

With UPVC double glazed window to the front elevation, fireplace recess with oak mantle and slate hearth.

STUDY/SITTING ROOM

14'1" x 7'10" (4.30 x 2.40)

With UPVC double glazed window to the front elevation.

KITCHEN DINING ROOM

9'6" x 16'9" (2.90 x 5.10)

Comprising a comprehensive range of base and wall units providing an excellent range of cupboard storage and drawer space with worktops over and matching upstands, UPVC double glazed window to the rear elevation, one and a half bowl inset sink unit with mixer tap and cupboard under. Brand new appliances including; fitted four ring hob, oven, integrated fridge/freezer and dishwasher.

The Dining Area benefits from Bi-fold doors leading out onto the rear garden.

UTILITY ROOM

5'7" x 5'11" (1.70 x 1.80)

With base units providing storage with worktops over and matching upstands, sink unit, UPVC double glazed window to the side elevation, wall mounted boiler.

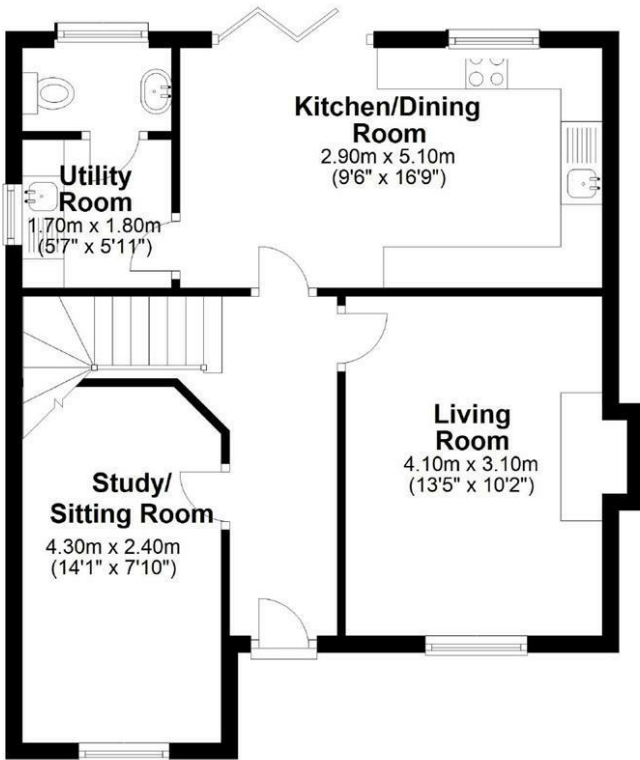
CLOAKROOM

Comprising a two piece suite providing a low flush WC, wash hand basin, UPVC double glazed window to the rear elevation.



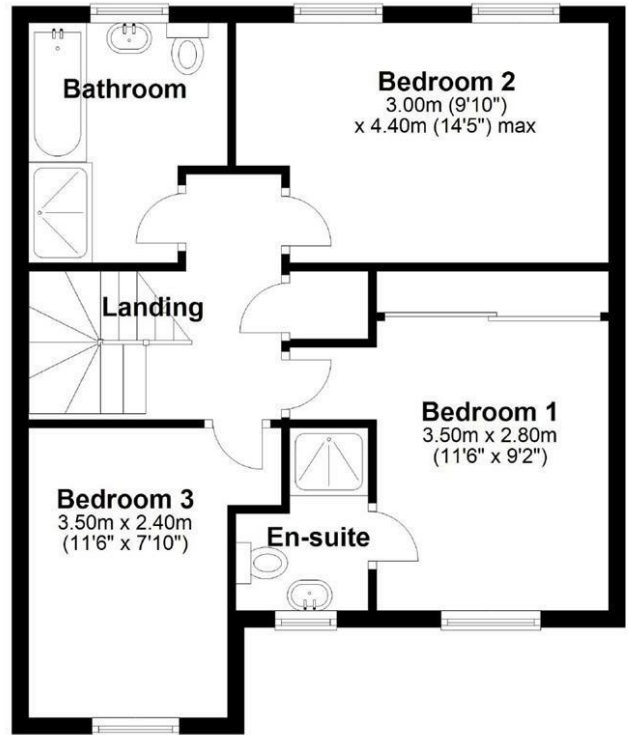
Ground Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 106.1 sq. metres (1141.9 sq. feet)

34 Maes Sarn Wen

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



FIRST FLOOR LANDING

With access to Bedrooms and Bathroom, linen storage cupboard. Attic area not boarded and not permitted for storage.

BEDROOM ONE

11'6" x 9'2" max (3.50 x 2.80 max)

With UPVC double glazed window to the front elevation with a view of open countryside and a view of the Breidden Hills, a comprehensive range of fitted wardrobes.

ENSUITE

Comprising a three piece suite providing a low flush WC, wash hand basin, shower unit, UPVC double glazed window to the front elevation.

BEDROOM TWO

10'10" x 14'5" (3.30 x 4.40)

With UPVC double glazed windows to the rear elevation.

BEDROOM THREE

7'10" x 11'6" (2.40 x 3.50)

With UPVC double glazed window to the front elevation with a view of open countryside and a view of the Breidden Hills.

BATHROOM

Comprising a four piece suite providing a low flush WC, wash hand basin, bath, shower unit, UPVC double glazed window to the rear elevation.

GARDENS AND GROUNDS

From the cul de sac level a drive leads to the front of the property providing parking for two/three cars. Large garden shed approx 3.65 m x 1.52 m.

The front garden is partially laid to lawn for ease of maintenance with path leading to the Covered Entrance Porch.

..

The rear garden is mainly laid to lawn for ease of maintenance with paved patio, an area ideal for outside dining. The garden is enclosed by fencing and provides access to the Garden Shed, located to the side of the property.

AGENTS NOTES

The landlord will consider a pet, only on the ground floor of the property. This is subject to an RSPCA declaration being completed at the start of the tenancy.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

Council Tax Band: E (to be confirmed as not yet listed)

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

Deposit of £1,557.00 To be held in the Deposit Protection Service.



TO LET

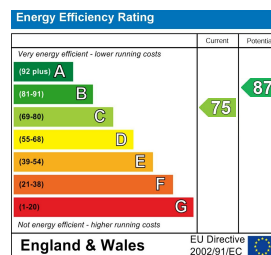
34 Maes Sarn Wen, Four Crosses, Llanymynech, Powys, SY22 6NT



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.