

FOR SALE

2 Y Clawdd Four Crosses, Llanymynech, SY22 6TX



FOR SALE

Offers in the region of £340,000

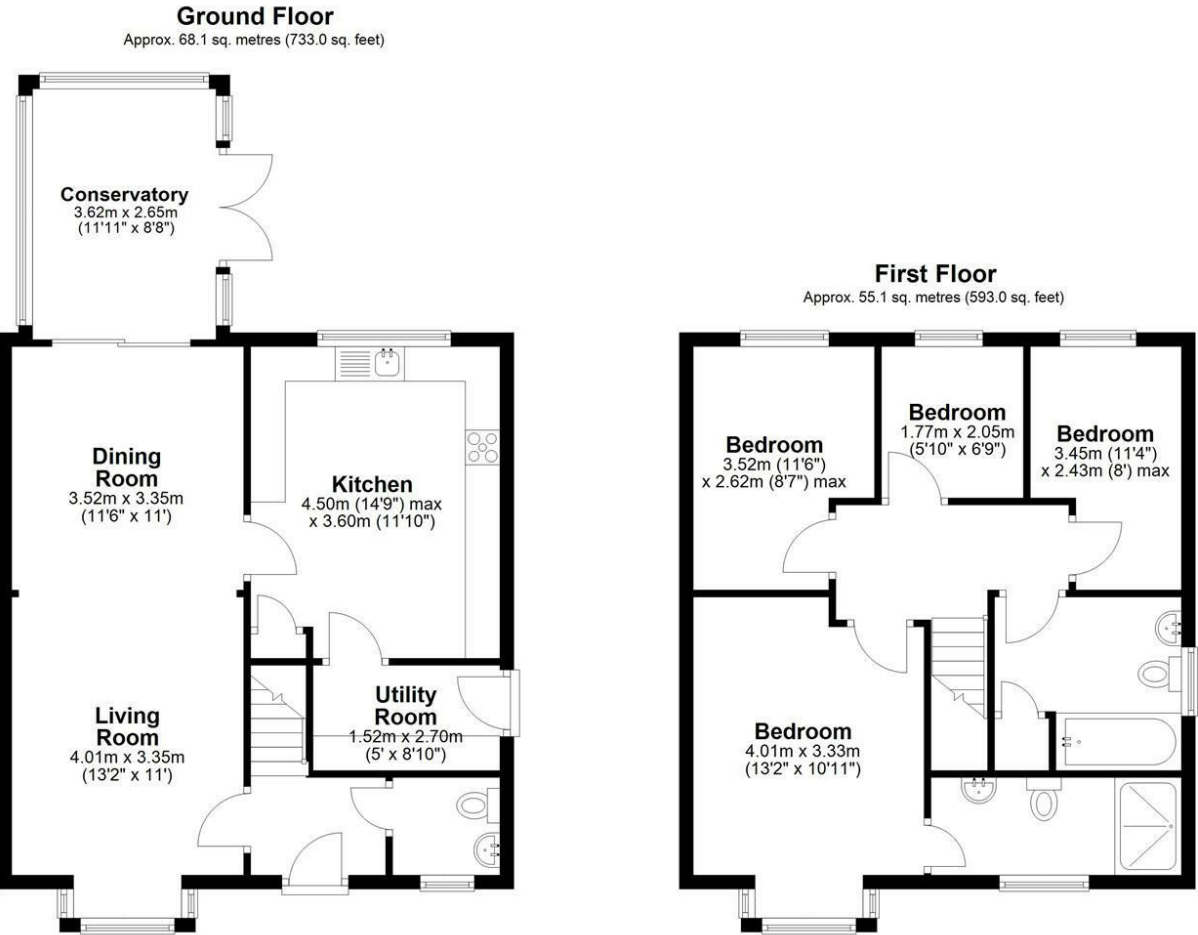
2 Y Clawdd Four Crosses, Llanymynech, SY22 6TX

An immaculately presented modern Detached Home set within a highly sought after village. This impressive property boasts beautifully landscaped private gardens, versatile living spaces, and a converted garage studio/office. This home offers the perfect blend of modern comfort and rural charm.



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01691 670 320



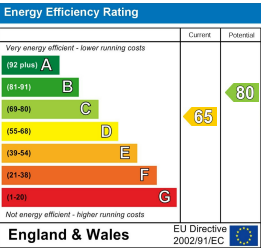
Total area: approx. 123.2 sq. metres (1326.0 sq. feet)

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.

**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 Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@hallsgb.com




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2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- Immaculately Presented 4 Bed Detached House
- Wonderful Gardens, Decking Terrace & Patio
- Converted Garage to Study/Office/Store
- Rear Views over Fields
- Spacious Accommodation
- Two Reception Rooms & Conservatory

**DIRECTIONS**  
From Oswestry take the A483 towards Welshpool. At the Four Crosses roundabout, take the first exit into the village, then second left into Y Clawdd. The property is located at the end of the first driveway on the left.

**SITUATION**  
The property is attractively situated in this popular village amidst an established modern development. The village itself offers a range of basic amenities including a primary school, garage, convenience store and church. Additional facilities are available in the locality whilst more comprehensive amenities can be found in Oswestry (approx. 7.2 miles), Shrewsbury (approx. 16.4 miles) or Welshpool (approx. 7.2 miles). The locality enjoys access to a number of walks including Offa's Dyke, whilst easy access can be gained to the countryside of Mid Wales and the coastal areas.

**DESCRIPTION**  
This beautifully designed four bedroom detached home offers spacious and versatile living areas, finished to an excellent standard. With two reception rooms, a conservatory, modern breakfast kitchen and a converted garage studio, the property provides both comfort and flexibility. The private rear garden is a standout feature, with patios, a decking terrace, a summerhouse.

**STORM PORCH & RECEPTION HALL**  
Welcoming entrance with wood effect laminate flooring and staircase to the first floor.

**GUEST CLOAKS/WC**  
Stylishly finished with a pedestal wash hand basin, tiled splash, and WC.

**LOUNGE**  
Spacious with a feature log effect flame electric fire, deep bay window, coved ceiling and semi open access to the Dining Room.

**DINING ROOM**  
Bright and airy with wood effect laminate flooring and sliding doors leading to the Conservatory.

**CONSERVATORY**  
A fantastic addition with wraparound double glazing, French doors to the sun patio and ceiling blinds.

**BREAKFAST KITCHEN**  
Stylish and well equipped featuring:  
\* Granite effect work surfaces and tiled splashbacks;  
\* Extensive cream cabinetry with drawer units;  
\* Cookmaster Electric Range Cooker (5 ring ceramic hob, warming place, fan and convection ovens, grill and extractor hood);  
\* Beko Dishwasher and space for fridge/freezer;  
\* Understairs storage cupboard.

**UTILITY ROOM**  
Additional storage, stainless steel sink, space for appliances, side entrance to enclosed yard and garage access.

**FIRST FLOOR LANDING**  
With access to loft space.

**PRINCIPAL BEDROOM**  
A spacious master suite with wall to wall fitted wardrobes and a modernised en-suite shower room featuring:  
\* Fully tiled walls and floor;  
\* Concealed cistern WC and vanity wash hand basin;  
\* Wall mounted heater mirror and ladder radiator.

**BEDROOM 2**  
A comfortable double bedroom with coved ceiling.

**BEDROOM 3**  
Another well proportioned double bedroom with a coved ceiling.

**BEDROOM 4**  
A versatile single room, ideal as a child's bedroom, nursery, dressing room or home office.

**FAMILY BATHROOM**  
Well appointed with:  
\* Panelled bath and electric shower unit;  
\* Pedestal wash basin and close coupled WC;  
\* Tile effect vinyl flooring and airing cupboard.

**OUTSIDE**  
\* Driveway and Parking: Block paved driveway plus two additional parking spaces.

**CONVERTED GARAGE**  
\* Front Storage Area - Secure space for bikes/general storage.  
\* Rear Office/ Studio - Insulated with power, lighting and side entrance, ideal for a home office or creative space.

Potential for Garage Reinstatement - The current studio/office can be easily converted back to a garage if required.

**PRIVATE GARDENS**  
\* Large lawned area with mature trees and raised sleeper beds;  
\* Flagged patio with ornamental fish pond and water feature;  
\* Decking terrace - perfect for outdoor lounging and entertaining;  
\* Timber summerhouse with garden views;  
\* Enclosed courtyard and covered lean to storage.

**GENERAL REMARKS**  
This exceptional home is beautifully presented, offers fantastic outdoor space and benefits from a desirable village setting. Early viewing is highly recommended.

**FIXTURES AND FITTINGS**  
Fitted carpets, blinds and light fittings are included. Only those items described in these particulars are included in the sale.

**SERVICES**  
Mains water, electricity and drainage. Oil fired central heating (services untested).

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**  
The property is currently in Council Tax Band E - Powys.

**VIEWINGS**  
Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.