



FOR SALE

Offers in the region of £360,000

## 2 Y Clawdd Four Crosses, Llanymynech, SY22 6TX

An impressive and well presented modern Detached House with beautiful private lawned gardens and terracing, and including a modified garage to studio/office whilst set within a popular village with a number of amenities in the locality.





- Spacious 4 Bed Detached House
- Well Presented Accommodation
- Two Reception Rooms & Conservatory
- Converted Garage to Study/Office/Store
- Wonderful Gardens, Decking Terrace & Patio
- Popular Village Location

**DIRECTIONS**

From Oswestry take the A483 towards Welshpool and upon reaching the roundabout on the outskirts of Four Crosses take the first exit into the village, then take the second left turning into Y Clawdd and proceed a very short distance. Take the first driveway turning on the left and the property will be seen at the end again 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**

An attractively designed detached house which will no doubt appeal to families and couples alike. The layout is well proportioned and tastefully presented. Features worthy of note include a ground floor guest cloaks/WC whilst there are two reception rooms in addition to a conservatory. The breakfast kitchen is particularly well equipped with cupboard space and appliances and in addition there is a separate utility room. On the first floor the principal bedroom enjoys the facilities of an en-suite shower room which has in recent times been modernised. The remaining three bedrooms are then served by the main family bathroom.

Outside there is good parking space which extends to the front of the house and two separate parking spaces. The garage has presently been converted into a very useful study/studio and front store. This could easily be returned to a garage, if required. The gardens are provided predominantly to the rear and flank of the house and are deceptively large including well stocked borders, lawn and in particular wonderful outdoor eating areas to the flagged patio and decking terrace with summerhouse.

**STORM PORCH**

**RECEPTION HALL**

With wood effect laminate flooring, staircase rising to the first floor.

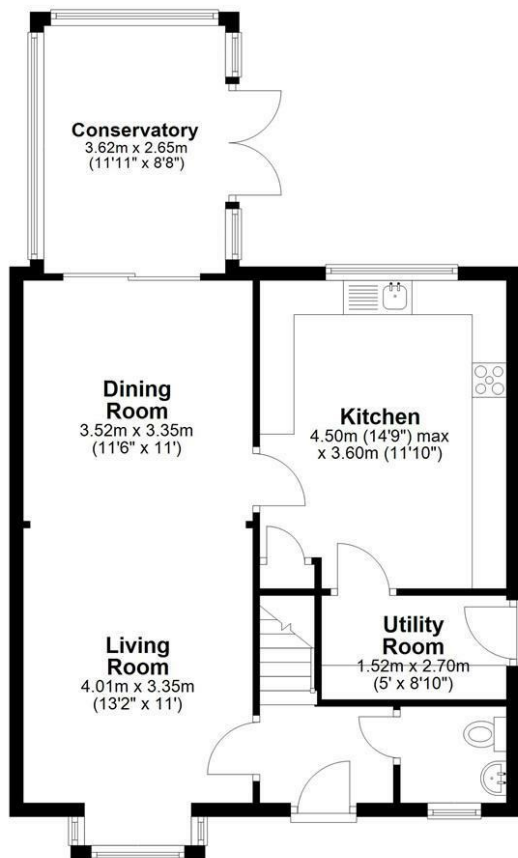
**GUEST CLOAKS/WC**

With tiled floor, pedestal wash hand basin with tiled splash, close coupled WC.



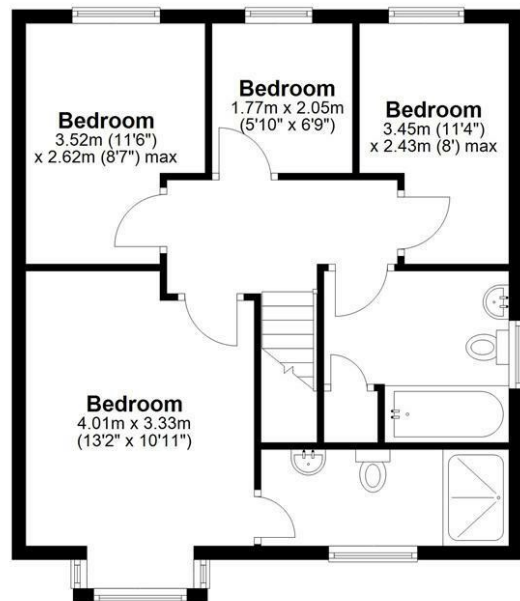
**Ground Floor**

Approx. 68.1 sq. metres (733.0 sq. feet)



**First Floor**

Approx. 55.1 sq. metres (593.0 sq. feet)



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](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

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



4 Bedroom/s



2 Bath/Shower Room/s



#### LOUNGE

With wood effect laminate flooring, coved ceiling, wall mounted feature log effect/flame electric fire with automatic control. Deep bay window to the front, semi-open plan access through to:

#### DINING ROOM

With wood effect laminate flooring, coved ceiling, double glazed sliding patio door leading through to:

#### CONSERVATORY

With attractive wood effect vinyl floor covering, wrap around double glazed windows, ceiling blinds, twin French doors leading out to the sun patio.

#### BREAKFAST KITCHEN

With tiled floor. Attractively fitted with extensive granite effect work surfaces having tiled splash and built-in stainless steel sink unit. An extensive range of cream coloured faced base and eye level wall cabinets including drawer unit. Inset COOKMASTER ELECTRIC RANGE COOKER (5 ring ceramic hob and warming plate), FAN and CONVECTION OVENS, GRILL with glazed splash and extractor hood together with tray store. BEKO DISHWASHER. Space for upright fridge/freezer, ceiling downlighters, access to understairs storage cupboard with tiled floor.

#### UTILITY ROOM

With tiled floor. Fitted worktop with circular stainless steel sink unit. Base and eye level wall cupboards. Space and plumbing for washing machine, coved ceiling, side external entrance door leading to small enclosed yard with metal storage shed, kennel and access to rear entrance door to garage.

#### FIRST FLOOR LANDING

With access to loft space.



#### BEDROOM 1

With a fitted range of wall to wall wardrobes.

#### EN-SUITE SHOWER ROOM

With fully tiled walls and floor. Shower cubicle with direct feed shower unit having rain head and handheld attachments. Close coupled WC with concealed cistern, vanity unit with wash hand basin. Wall mounted touch heated mirror, ladder radiator.

#### BEDROOM 2

With coved ceiling.

#### BEDROOM 3

With coved ceiling.

#### BEDROOM 4

With coved ceiling.

#### BATHROOM

Spaciously proportioned with tile effect vinyl floor covering. Panelled bath with part tiled walls above and wall mounted electric shower unit with glazed splash screen, close coupled WC, pedestal wash hand basin. Door to airing cupboard with slatted shelving and hot water cylinder.

#### OUTSIDE

The property is approached over a tarmac shared entrance which leads to a block pavier driveway and parking space. Two additional car parking spaces with block pavers.

#### MODIFIED GARAGE

Brick built and currently divided into FRONT BIKE/GENERAL STORE with metal up and over entrance door.

REAR OFFICE/STUDIO - panelled out with power and lighting, side external entrance door and rear window.



Side pedestrian access is provided down both flanks of the house, one of which leads into a covered lean-to storage area and the other side leads to an enclosed rear courtyard with panel fencing and further access to:

#### **THE GARDENS**

The gardens are provided predominantly to the rear and flank of the house and are deceptively spacious providing a generous size neat lawn interspersed with a raised sleeper bed incorporating a selection of specimen plants. Further borders extend around including raised boxes together with a selection of mature trees. In addition there is an extensive flagged patio which is located adjacent to the conservatory and also provides an ornamental fish pond with water plants and pump. Adjacent to this area is a lovely decking terrace ideal for lounging with a lovely aspect across the garden and also incorporates a TIMBER SUMMERHOUSE. Screened oil storage tank at the end of the garden adjacent to the garage.

#### **GENERAL REMARKS**

##### **FIXTURES AND FITTINGS**

Fitted carpets as laid, blinds and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

#### **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.

FOR SALE

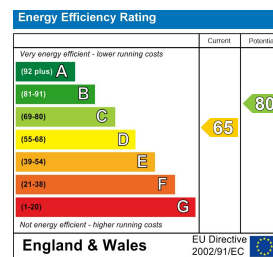
2 Y Clawdd Four Crosses, Llanymynech, SY22 6TX



**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



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.