

BOWEN

PROPERTY SINCE 1862



Offers in the region of £250,000

18 Vyrnwy Crescent, Four Crosses,
Llanymynech, Powys, SY22 6NG

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Bowen are pleased with instructions to offer this spacious three bedroom link detached bungalow situated in a popular residential development in the village of Four Crosses. The property includes private low maintenance rear gardens overlooking the sports fields beyond, alongside off road parking provision and a spacious single garage. The living accommodation is well maintained and warmed by a oil fired central heating system. The property is fully double glazed and offered for sale with no onward chain.



Location: Located in the popular village of Four Crosses, the area has a host of amenities whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Welshpool train station providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

A covered porch with part glazed uPVC door leading into:

Hall: Radiator, airing cupboard housing hot water cylinder/slatted shelving, access to loft space and doors off to:

Living Room: 14' 2" x 13' 9" (4.33m x 4.20m) max Feature fireplace, radiator, TV/telephone points and sliding glazed door to:

Conservatory: 11' 1" x 10' 6" (3.37m x 3.19m) max Tiled floor and glazed doors to rear gardens.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Kitchen/Breakfast Room: 17' 11" x 8' 4" (5.46m x 2.53m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven and hob with extractor hood. Integrated fridge and washing machine. Vinyl flooring, part tiled walls, radiator and door to garage.

Bedroom 1: 10' 4" x 10' 2" (3.16m x 3.10m) plus bay window Bay window to front, radiator and built in wardrobe.

Bedroom 2: 10' 2" x 8' 4" (3.11m x 2.53m) Radiator and built in wardrobe.

Bedroom 3: 10' 6" x 8' 5" (3.20m x 2.56m) Radiator.

Bathroom: 8' 4" x 6' 9" (2.55m x 2.05m) max Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator, part tiled walls and extractor fan.





Garage: 17' 3" x 9' 7" (5.25m x 2.93m) 'Boulter' gas fired boiler, up/over door to front, pedestrian door to rear and light/power facilities laid on.

Outside: At the front of the property, the spacious driveway is bordered by lawned gardens, paved paths and gravelled beds. A pedestrian path leads to the side of the property onwards to the enclosed rear gardens. These include large gravelled areas, paved paths/patios and flowering bed borders.

EPC Rating: EPC Rating - Band 'D' (58).

Council Tax Band: Council Tax Band - 'D'.

Local Authority: Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. 01597 827460

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Oswestry take the A495 in the direction of Welshpool passing through Llynclys, Pant and into Llanymynech. Continue on the A495 through Llanymynech and at the roundabout take the first exit signposted Four Crosses (B4393). Continue before turning right at the mini roundabout, then left onto Offas Dyke Road. Follow the road ahead, straight across the roundabout and the property will be seen on your left hand side at the end of the road.

<https://what3words.com/cubes.amicably.foam>



Ground Floor

Approx. 102.8 sq. metres (1106.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

