



Roger  
Parry  
& Partners

53 Parc Hafod, Four Crosses, Llanymynech,  
SY22 6NZ



**53 Parc Hafod, Four Crosses, Llanymynech, SY22 6NZ**  
**Offers In The Region Of £250,000**

Benefitting from no onward chain and a corner plot within a popular cul-de-sac location. This three bedroom detached house offers entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms and bathroom. Externally there is a driveway for parking, garage and front and rear gardens.



**LOCATION**

The property occupies an enviable position on the edge of this popular village. Four Crosses has a good range of amenities including school, a garage and shop. There is also a doctors surgery & a hairdressers/beauty parlour, church, countryside and good road connections.

**ENTRANCE**

Covered entrance with door opening to reception hall, radiator and stairs to first floor.

**LIVING ROOM**

13'11 x 12'1 (4.24m x 3.68m)

Light and airy room with bay window to the front, radiator and ceiling light. Door into;

**DINING ROOM**

9'9 x 7'8 (2.97m x 2.34m)

With sliding doors leading to the rear patio, ceiling light and radiator. Door into;

**KITCHEN**

13'1 x 7'5 (3.99m x 2.26m)

Modern kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral oven and four ring gas hob with extractor hood over. Window to the rear, spotlighting, and built in storage cupboard.

**CLOAKROOM**

Low level WC, wash hand basin with tiled splash back, ceiling light, extractor fan and radiator.

**FIRST FLOOR**

Landing with window to the side, loft access and built in storage cupboard. Doors off too;

**BEDROOM ONE**

13'10 x 8'6 (4.22m x 2.59m)

Double room with window to the rear overlooking the garden, ceiling light and radiator.

**BEDROOM TWO**

9'10 x 8'6 (3.00m x 2.59m)

Double room with window to the front, ceiling light and radiator.

**BEDROOM THREE**

8'1 x 6'6 (2.46m x 1.98m)

Window to the rear overlooking the garden, ceiling light and radiator.

**BATHROOM**

6'6 x 5'6 (1.98m x 1.68m)

Modern suite with panelled bath and shower over, low level WC and wash hand basin. Window to the front, ceiling light, heated towel rail, part tiled walls and heated towel rail.

**EXTERNAL****GARAGE**

Up and over door to the front, pedestrian door to the rear, power and lighting.

**FRONT**

To the front of the property there is a driveway for parking, front lawn area with plants, tree and shrubbery.

**REAR**

A real feature to the property is the sizeable garden, with an area laid to lawn, flower beds and plants, and patio area. Enclosed by a brick built wall and fencing.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. Community gas for the central heating. We understand the Broadband Download Speed is: Standard 10 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

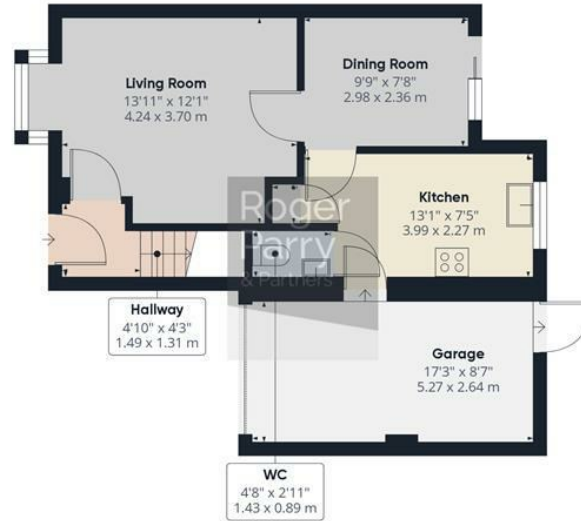
**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
877.9 ft<sup>2</sup>  
81.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:** Powys

**Council Tax Band:** D

**EPC Rating:** To be confirmed

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### 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 turn left onto The Street, continue to the next roundabout taking the second exit onto the B4393, Left onto Domgay road, and left into Parc Hafod.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.