

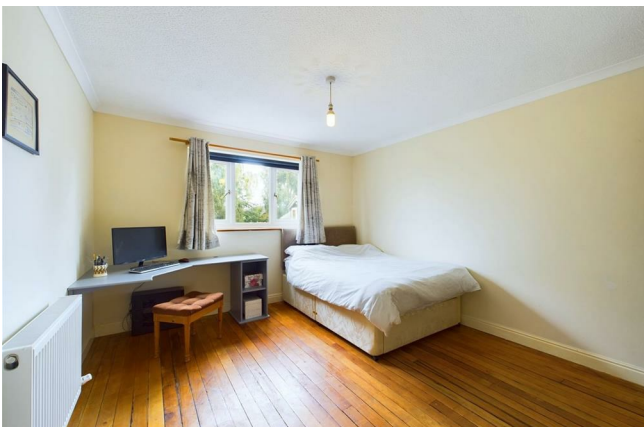




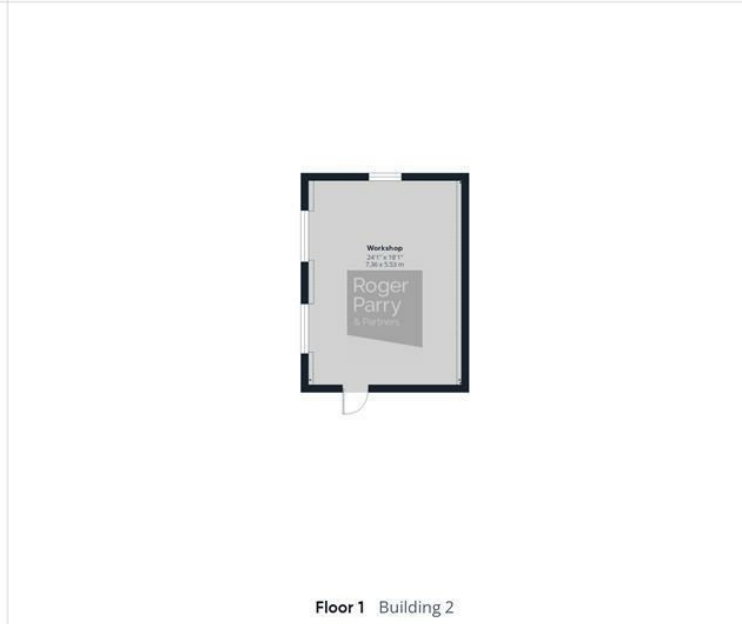
Taranaki Four Crosses, Llanymynech, SY22 6RJ
Offers In The Region Of £650,000

An individually designed spacious detached property providing highly flexible laid out accommodation comprising: Entrance hall, living room, office, kitchen/diner and utility room. To the first floor are four bedrooms, ensuite and bathroom. The annexe is adjoining the house offering open plan living/kitchen/diner, conservatory, wet room, two bedrooms and bathroom. Externally there is a double detached garage with workshop above, ample parking and turning area, sizeable gardens.





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



Approximate total area⁽¹⁾

3452.31 ft²

320.73 m²

Reduced headroom

39.18 ft²

3.64 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

LOCATION

Located in the popular village of Four Crosses, the area has a host of amenities to include a petrol station with Post Office and convenience store, hairdressers and a medical practice, 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.

ENTRANCE HALL

11'9 x 11'4 (3.58m x 3.45m)

Through wood and glazed door, stairs rising to the first floor, radiator, ceiling light and doors off too;

LIVING ROOM

25'2 x 12'8 (7.67m x 3.86m)

Lovely room with solid wood flooring, feature cast iron fireplace with tiled hearth and timber surround, window to the front and double doors opening onto the rear garden. Ceiling light, radiator and TV point.

OFFICE

11'3 x 7'11 (3.43m x 2.41m)

Window to the front elevation, wall storage, ceiling light and radiator.

KITCHEN/DINER

23'2 x 17'7 (7.06m x 5.36m)

L-shaped room with open plan kitchen/dining. Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, Technic Range with five ring LPG hob, oven and grill. Integrated dishwasher and microwave and void for American style fridge/freezer. Tiled flooring, spot lighting, radiator, double doors from the kitchen and dining area opening onto the rear garden. Door into;

UTILITY ROOM

11'9 x 9'9 (3.58m x 2.97m)

Range of wall and base units with work surfaces over, Belfast sink, space and plumbing for washing machine and tumble dryer. Radiator, ceiling light, window to the front and rear, spotlighting and internal door to the annexe.

FIRST FLOOR**BEDROOM ONE**

15'1 x 12'8 (4.60m x 3.86m)

Fitted wardrobes to one wall, ceiling light, radiator and window to the front. Door into;

ENSUITE

11'3 x 6'3 (3.43m x 1.91m)

Modern suite comprising vanity unit with wash hand basin, enclosed shower, jacuzzi bath and low level WC. Tiled walls, tiled flooring, spot lighting, extractor fan and window to the front.

BEDROOM TWO

13'1 x 11'3 (3.99m x 3.43m)

Window to the front, wooden flooring, ceiling light and radiator.

BEDROOM THREE

11;9 x 11'4 (3.35m;2.74m x 3.45m)

Fitted wardrobes with vanity area, wood flooring, window to the rear, ceiling light and radiator.

BEDROOM FOUR

12'8 x 7'9 (3.86m x 2.36m)

With window to the rear overlooking the garden, fitted units with work surfaces over, ceiling light and radiator.

BATHROOM

9'2 x 5'7 (2.79m x 1.70m)

Modern white suite comprising panelled bath with shower over, vanity unit with wash hand basin, and low level WC. Window to the rear, fitted storage cupboards with sliding doors, spot lighting, and heated towel rail.

ANNEXE**OPEN PLAN KITCHEN/LIVING/ DINING ROOM**

29'8 x 9'11 (9.04m x 3.02m)

The kitchen area is fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integrated appliances to include oven, microwave and four ring gas hob with extractor hood over. Door and window to the front.

The living and dining area has continuation of wooden flooring, radiator and ceiling light. Double doors into the sunroom and double doors onto the patio area.

Door into bedrooms and wetroom.

SUNROOM

15'6 x 10 (4.72m x 3.05m)

Light and airy room with windows to front side and rear aspects overlooking the garden, sliding door onto the rear, ceiling light and radiator.

BEDROOM ONE

13'2 x 10'6 (4.01m x 3.20m)

Fitted wardrobes to one wall, and built in storage cupboard. Window to the side, ceiling light and radiator. Door into;

ENSUITE

10'5 x 5'10 (3.18m x 1.78m)

Fitted with vanity unit and wash hand basin, low level WC and panelled bath with shower over. Window to the side, extractor fan, ceiling light and heated towel rail.

BEDROOM TWO

9'10 x 7'7 (3.00m x 2.31m)

With window to the side, radiator and ceiling light.

WET ROOM

11'3 x 3'7 (3.43m x 1.09m)

Shower area with tiled walls and flooring, wash hand basin and low level WC. Window to the rear, light and heated towel rail. door to the living room and utility room of the main house.

EXTERNAL

DOUBLE GARAGE

24'2 x 18 (7.37m x 5.49m)

With two up and over doors to the front opening onto the driveway, pedestrian door to the side, power and light. There are steps to the side leading to the first floor workshop.

WORKSHOP

24'1 x 18'1 (7.34m x 5.51m)

windows to the front and side, and pedestrian door to the side. Power and lighting.

FRONT

To the front of the property there is a driveway for parking and turning area. Raised flower bed, gated access to one side to lead to the rear garden, and gated access to the other side leading to the annexe and work shop entrance.

REAR

The rear garden is sizeable mainly laid to lawn with vegetable plot, patio entertainment area and garden shed.

There is an enclosed garden separated with a fence for the annexe and the oil tank.

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 along with oil fired central heating. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultra fast 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 G for the main house and B for the annexe. We would recommend this is confirmed during pre-contact enquires.

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.



Local Authority: Powys county council

Council Tax Band: G

EPC Rating: D

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 proceed towards Welshpool on the A483.

Upon reaching Four Crosses take the first exit at the roundabout and proceed along the B4393. At the T-junction turn right. Take your next right into City Lane and then bear right following the lane to the end which leads to the property.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

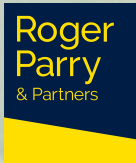
Roger Parry & Partners LLP

Please contact our Oswestry Office:

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

oswestry@rogerparry.net

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 a 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.