

Halls ¹⁸⁴⁵



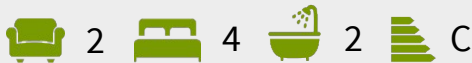
8 MAES SARN WEN | FOUR CROSSES

| LLANYMYNECH | POWYS | SY22 6NT



Nestled in the charming village of Four Crosses, Llanymynech, this nearly new, modern detached well regarded Shingler Home, offers a perfect blend of contemporary living and serene countryside charm. With four well-proportioned bedrooms, this property is ideal for families seeking space and comfort.

Offers in the region of £355,000



- **Spacious Detached Family Home**
- **Flexible & Versatile Accommodation**
- **High Specification Kitchen**
- **Well Appointed Bathrooms**
- **Driveway Parking**
- **Detached Garage**

DESCRIPTION

Nestled in the charming village of Four Crosses, Llanymynech, this nearly new, modern detached well regarded Shingler Home, offers a perfect blend of contemporary living and serene countryside charm. With four well-proportioned bedrooms, this property is ideal for families seeking space and comfort.

The house boasts two stylish bathrooms, ensuring convenience for all residents. The high specification of the property is evident throughout, with modern fixtures and fittings that enhance the overall appeal. The open-plan living areas are designed to create a warm and inviting atmosphere, perfect for both relaxation and entertaining.

This delightful and particularly desirable modern detached house benefits from contemporary accommodation and offers a traditional layout, being beautifully presented with a high specification and a tasteful scheme of decor. Set on a generous size plot with ample parking for 2/3 cars, key details and benefits include the following:

- *Open Plan Kitchen/Dining Room
- *Lounge, separate Study/Snug
- *LP Gas Central Heating System
- *Fibre Broadband available
- *Spacious Driveway
- *Detached Garage

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE STANDARD OF ACCOMMODATION



DIRECTIONS

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech. On reaching Four Crosses turn left sign posted Llandrinio and proceed along this road passing the Foxen Manor Estate on the left hand side. Proceed round the corner where Maes Sarn Wen will be viewed on the left hand side.

SITUATION

The property is attractively situated on the outskirts of this recently established development, built by Shingler Homes. The property sits facing to the front out onto open farmland with Criggion Hill seen in the distance. 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 approximately 7.2 miles, Shrewsbury approximately 16.4 miles or Welshpool approximately 8 miles. The locality enjoys a number of walks including Offa's Dyke, whilst easy access can be gained to the countryside of mid Wales and the coastal areas.

COVERED ENTRANCE PORCH

With part glazed entrance door leading into:

RECEPTION HALL

With staircase leading to the First Floor Landing, understairs storage cupboard.

LOUNGE

With uPVC double glazed window to the front elevation, radiator, fireplace recess with log burner, oak mantle and slate hearth.

STUDY/SNUG

With uPVC double glazed window to the front elevation, radiator.

KITCHEN/DINING ROOM

Comprising a comprehensive range of base and wall units providing an excellent range of cupboard storage and drawer space with granite worktops over and matching upstands. Fitted four ring induction hob and oven. Integrated fridge/freezer and dishwasher. One and a half bowl inset sink unit with mixer tap and cupboard under. Breakfast bar, uPVC double glazed window to the rear elevation, tiled floor.

DINING AREA

French doors leading out onto the rear garden, tiled floor, radiator.

UTILITY

With base units providing storage with granite worktops over and matching upstands, inset one and a half bowl sink unit, uPVC double glazed door and window to the rear elevation, tiled floor, wall mounted boiler.



CLOAKROOM

Comprising a two piece suite providing a low level flush WC and wash hand basin. UPVC double glazed window to the side elevation, tiled floor, radiator.

FIRST FLOOR LANDING

With access to fully insulated and boarded loft with integrated access ladder.

BEDROOM 1

With uPVC double glazed window to the rear elevation, a comprehensive range of fitted wardrobes with mirror glazed doors, radiator.

EN-SUITE

Comprising a three piece suite providing a low flush WC, wash hand basin and shower unit. UPVC double glazed window to the side elevation, heated towel rail.

BEDROOM 2

With uPVC double glazed window to the front elevation, recessed wardrobe, radiator.

BEDROOM 3

With uPVC double glazed window to the front elevation, radiator.

BEDROOM 4

With uPVC double glazed window to the rear elevation, radiator.

BATHROOM

Fitted three piece suite comprising low level flush WC, wash hand basin and bath with shower over and glazed screen. UPVC double glazed window to the rear elevation, heated towel rail.

OUTSIDE

The front of the property is approached over a brick paved driveway which leads to the Garage. The front garden is laid to lawn for ease of maintenance with a matching brick paved path leading to the front door.

To the rear of the house is a paved patio providing an ideal outdoor entertainment space. The remainder of the garden is laid to lawn and enclosed by wooden fencing. There is a useful garden shed with mains power connected ideal for a number of uses.

DETACHED GARAGE

With automatic operated door to front elevation, pedestrian door to the side, mains power and strip lighting.

GENERAL REMARKS

The fitted carpets as laid. Only those items described in these particulars are included in the sale.



SERVICES

Mains water, electricity and drainage are understood to be connected. Gas (LPG) central heating system. The ground and first floor of the property operate on separate heating thermostats so it is possible to heat each floor at different temperatures.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band E - Powys Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

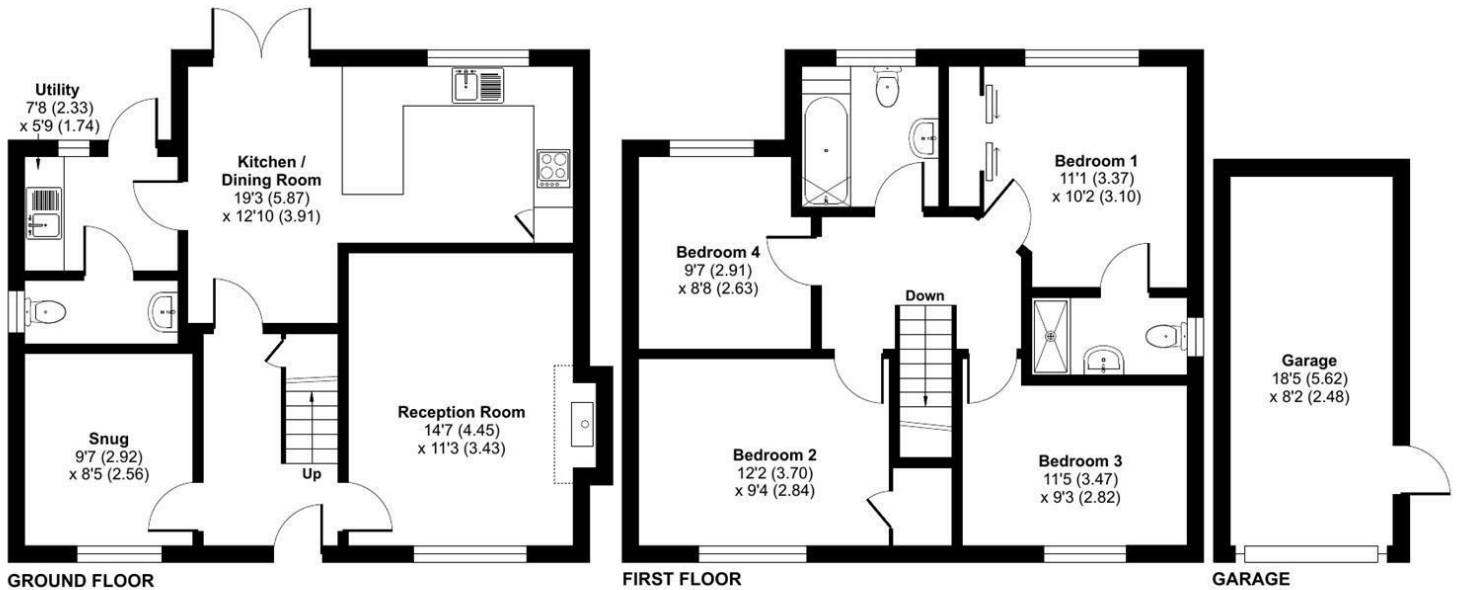
Maes Sarn Wen, Four Crosses, Llanymynech, SY22

Approximate Area = 1242 sq ft / 115.3 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1392 sq ft / 129.2 sq m

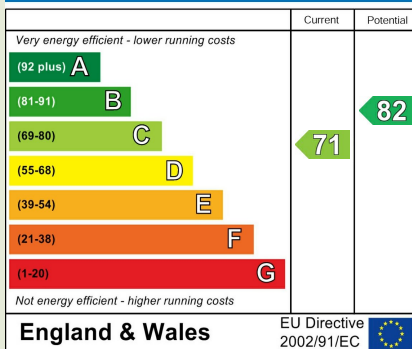
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Halls. REF: 1248466



Energy Efficiency Rating



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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