

Asking Price £225,000

4 Sunnymead, Four Crosses, Llanymynech SY22 6PW

2 Bedrooms

1 Bathroom

BOWEN

PROPERTY SINCE 1862

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General Remarks

A spacious two-bedroom, semi-detached property set within a large plot with views over open countryside and pedestrian access onto the canal at the rear. This home benefits from large front and rear gardens along with ample parking.

Situated in the popular village of Four Crosses which sits perfectly on the Powys/Shropshire Border with road links to the nearby towns of Oswestry and Welshpool.

Location: Four Crosses is situated on the scenic border of Powys and Shropshire, the village itself is well-equipped with amenities such as a local shop, medical centre and popular primary school.

It is surrounded by countryside with the Montgomery Canal on your doorstep along with other scenic walks such as the historic Offa's Dyke Path. The market towns of Oswestry and Welshpool are easily accessible with great road links.

Accommodation

Hallway: Quarry tiled floor, stairs to first floor landing and understairs storage cupboard.

Cloakroom: 2' 7" x 4' 0" (0.8m x 1.21m) Low level flush W.C. with a corner wash hand basin.

Lounge: 11' 11" x 14' 11" (3.64m x 4.55m) Brick fireplace housing an open fire with timber surround and tiled fireplace. Radiator.

Kitchen: 17' 11" x 4' 11" (5.46m x 1.50m) Fully fitted kitchen with matching base units and eye level wall cupboards with worktops over. Integrated fan assisted oven, 4 ring gas hob with extractor

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 expressively 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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hood over. Stainless steel sink and drainer, fitted fridge and freezer. Oil fired Mistral Boiler and radiator.

Sunroom: 12' 7'' x 10' 8'' (3.84m x 3.26m) With a radiator and glazed door to the rear garden.

First Floor Landing: With access to the partly boarded loft space with a loft ladder.

Bedroom One: 14' 9'' x 9' 1'' (4.49m x 2.78m) Original cast open fireplace, radiator in place. Fitted wardrobes with storage cupboards above.

Bedroom Two: 10' 8'' x 9' 3'' (3.26m x 2.83m) With the original cast open fireplace and a radiator.

Bathroom: 8' 2'' x 7' 6'' (2.49m x 2.29m) With a panel bath, low level flush W.C, wash hand basin set on a vanity unit. Show cubicle with power shower. Tiled surround.

Outside: Set on a large plot the property has substantial front and rear gardens. With a lawned garden to the rear inset with shrubs, there is also a greenhouse and a timber garden











shed. There is also a small pedestrian gate at the end giving access to the canal towpath which runs along the rear boundary. To the side of the property is a concrete driveway with a car port. The front garden has a gravel parking area which leads to a paved patio with shrub borders and onto a former vegetable garden and orchard.

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

Services: We are informed the property is connected to mains water, electricity and drainage. The property is heated by oil fired central heating. The oil tank is located in the rear garden with the boiler installed in the kitchen. There is also an open fire in the lounge.

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

Council Tax Band: Council Tax Band C.

EPC Rating: EPC Rating - 51 'E'.

Directions: From Oswestry take the A483 South towards Welshpool. Continue along this road until you reach Four Crosses roundabout where you will take the 3rd Exit onto Canal Road. Continue before taking the turning left onto Sunnymead where the property can be located at the end of the private drive.

Agents Note: Please note that the property has spray foam insulation installed to the underside of the roof.





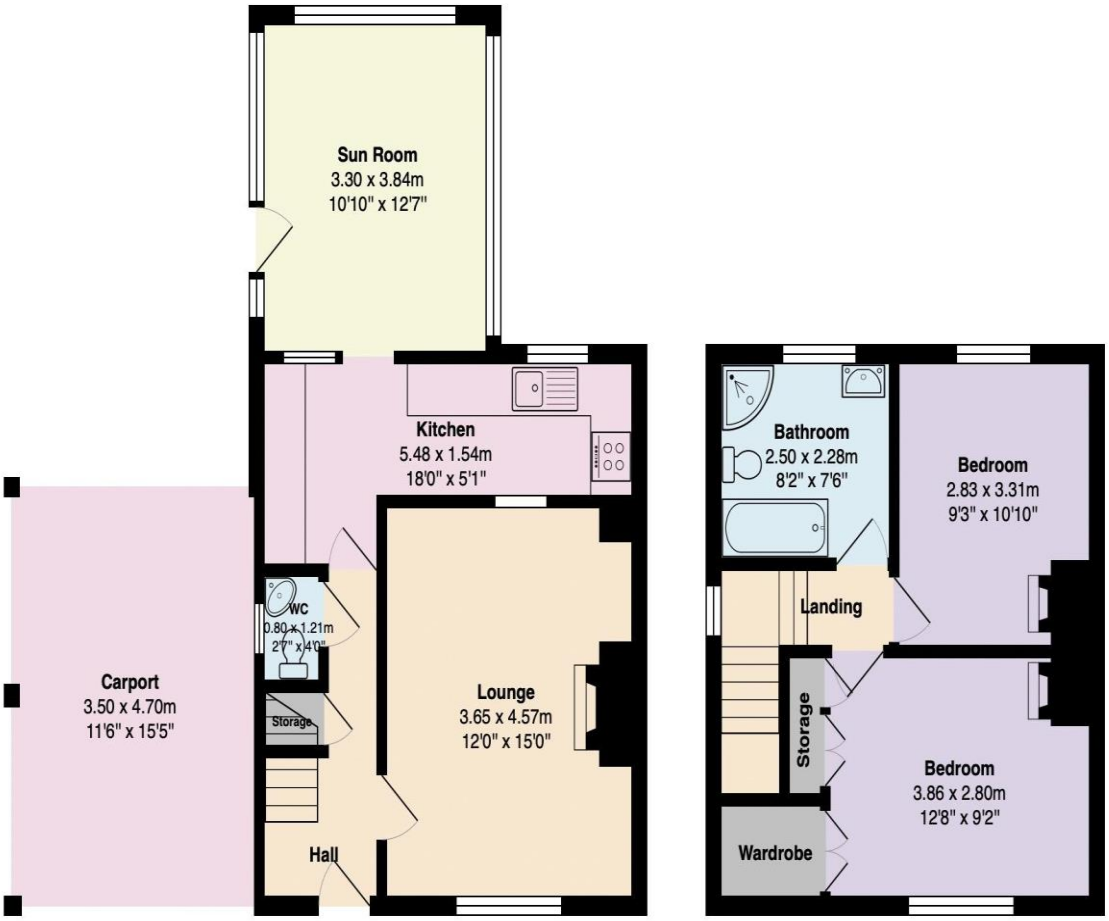




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Total Area: 82.0 m² ... 882 ft² (excluding carport)

All measurements are approximate and for display purposes only

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