





Derwyn, Llwyn Offa, Four Crosses, Llanymynech, Powys, SY22 6RA
Offers In The Region Of £430,000

A brand new four bedroom detached family home currently under construction. The home will provide spacious accommodation, landscaped gardens, driveway and a detached double garage with EV charging point. Built by reputable local developers, the home will be of high quality construction and will include PV panels (lay in type), connection to all mains services and a 10 year structural warranty.

ABOUT THE PROPERTY

The property is to be built in Hampton Rural blend multi red clay facing brick, with slate grey Marley modern roof tiles with matt black (lay in type) PV panels. Windows are to be triple glazed sealed uPVC units with reconstituted stone heads and Sills. Double detached garage with EV charging point, and has remote operated electric doors. The property carries a 10 year structural warranty and can be fitted out as desired.

ACCOMMODATION

In brief the accommodation will comprise of Entrance hall with cloakroom, living room, kitchen/diner and utility area. To the first floor are four bedrooms, bathroom and ensuite.

ENTRANCE

LIVING ROOM

KITCHEN/DINER

UTILITY

CLOAKROOM

FIRST FLOOR

BEDROOM ONE

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE AND DRIVEWAY

Detached double garage with EV charging point.

GARDENS

NOTES

Powys County Council Planning Ref: 25/0355/FUL

FULL PLANNING Approved and pre commencement conditions have been approved.

TENURE

The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY

Powys County Council

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Please contact the agent for the documents relating to the planning permission



Local Authority: Powys County Council

Council Tax Band:

EPC Rating:

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.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

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.