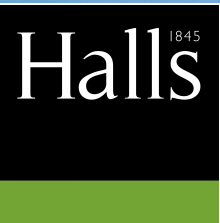


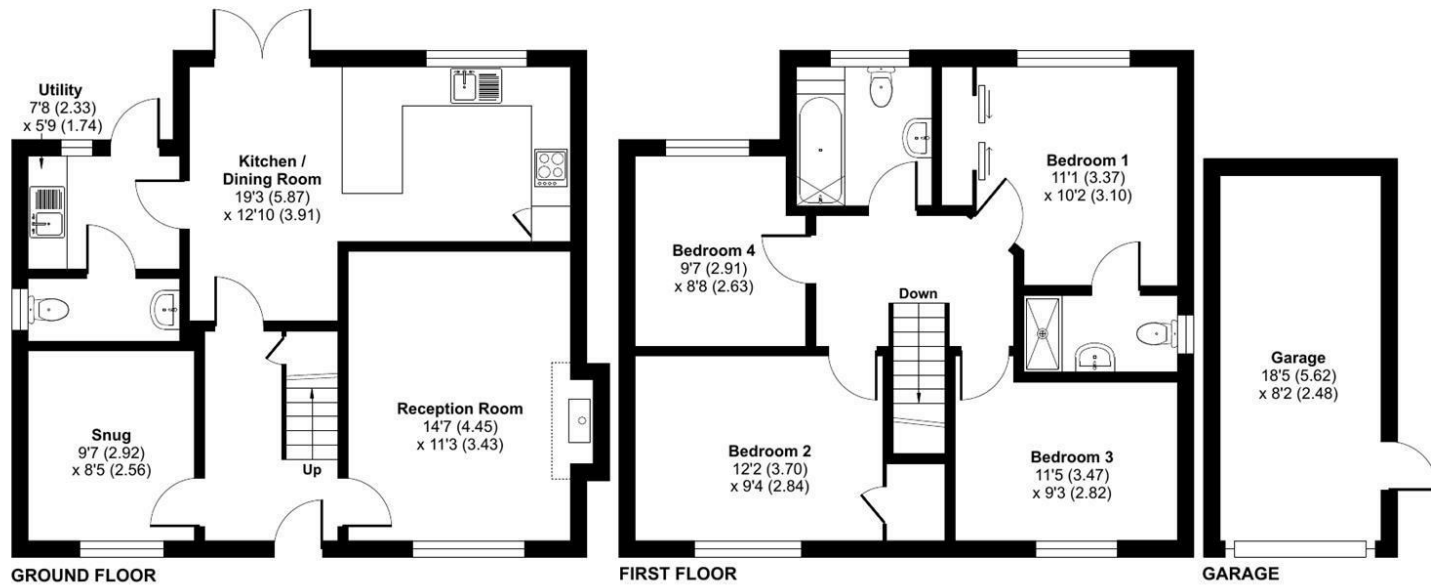
FOR SALE

8 Maes Sarn Wen Four Crosses, Llanymynech, Powys, SY22 6NT



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
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

GARAGE



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



FOR SALE

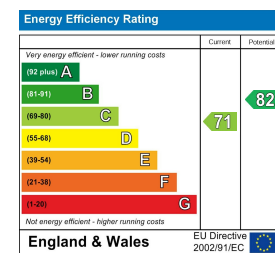
Offers in the region of £355,000

8 Maes Sarn Wen Four Crosses, Llanymynech, Powys, SY22 6NT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



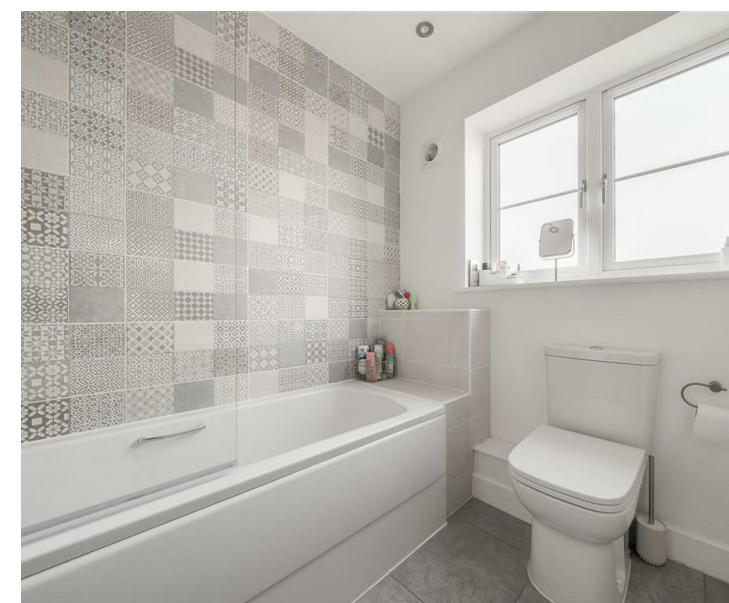
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



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

DESCRIPTION

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

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 (including 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.