



3, Sarnwen Cottages, Four Crosses, Llanymynech, SY22 6RL

Offers in the Region of £ 129,950



Bedrooms: 2 Bathrooms: 1 Receptions: 1

Discover this charming two-bedroom cottage in SY22 6RL, offered at £139,950. This 560 sq ft home combines comfortable living with eco-conscious features, including an Aerona 3 Air Source Heat Pump and solar panels. Boasting one reception room, a kitchen with a utility room, a ground floor bedroom and bathroom, off-street allocated parking, and a courtyard garden, this property is designed for efficiency and ease.

Accessed from the main road, the entrance leads directly into the inviting **Conservatory** (2.969m x 2.132m, 9'8" x 6'11"). With UPVC full height doors and windows, this space features wood effect flooring and provides a bright entryway into the home.

The cosy **Reception Room** (3.189m x 2.805m, 10'5" x 9'2") benefits from side aspect windows, two radiators with thermostatic valves, and wood effect flooring. A multi-burner provides a focal point for this comfortable living space.

The functional **Kitchen** (2.289m x 3.816m, 7'6" x 12'6") is well-appointed with side and rear aspect patio doors and windows, allowing ample natural light. It features a range of eye and base units, a radiator, hob, and a sink with a mixer tap, providing everything needed for daily cooking.

Adjacent to the kitchen, the practical **Utility Room** (1.884m x 1.541m, 6'2" x 5'0") offers convenient space for a fridge/freezer and a dishwasher, enhancing the home's functionality.

The ground floor also includes a modern **Bathroom** (1.629m x 2.338m, 5'4" x 7'8"). Featuring a side aspect window, wood effect flooring, a low-level WC, a hand wash basin, a heated towel rail, a shower cubicle, and an extractor fan, it offers a refreshing space for daily routines.

Bedroom 2 (2.172m x 2.59m, 7'1" x 8'5") is conveniently located on the ground floor, offering a side aspect window, a radiator, and wood effect flooring, making it a versatile room for various needs.

Ascending to the first floor, **Bedroom 1** (3.881m x 3.547m, 12'8" x 11'7") is a generously sized room benefiting from triple aspect windows that flood the room with light. It features wood effect flooring and houses the solar panel controls and hot water tank, showcasing the home's energy-efficient systems.

Completing the interior is a flexible **Garden Room** (2.695m x 1.543m, 8'10" x 5'0") with glazed door and windows. Currently utilised as an additional utility room, it provides space for a washing machine, dryer, and freezer.





Externally, the property benefits from a 'courtyard' style garden with astro turf and a secure storage area, complemented by off-road parking for two vehicles. This energy-efficient home is supplied by mains electricity and water.

Located in SY22 6RL, this cottage offers a unique blend of comfort and sustainable living. Early viewing is highly recommended to fully appreciate its charm and features.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





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