



2 BREIDDEN COURT

FOUR CROSSES | LLANYMYNECH | POWYS | SY22 6NY



A particularly substantial four-bedroom detached bungalow boasting over 2,300 sq ft of generously proportioned and well presented single-storey living accommodation, alongside attractive gardens, ample parking, and an integral double garage; peacefully situated on the perimeter of Four Crosses.

Asking Price £555,000



- Detached Bungalow
- Over 2,300 sq ft
- Versatile Accommodation
- Attractive Gardens
- Driveway and Double Garage
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 2 Breidden Court for sale by private treaty.

Occupying a delightful position within an exclusive cul-de-sac development on the edge of Four Crosses, 2 Breidden Court is a substantial and beautifully maintained detached bungalow offering spacious and versatile accommodation throughout. Enjoying far-reaching views across the surrounding countryside towards the iconic Breidden Hill, this impressive home combines generous living space, excellent parking and garaging, and attractive private gardens, all within easy reach of local amenities and transport links.

Extending to approximately 2,337 sq ft of accommodation, with a further 369 sq ft double garage, the property has been thoughtfully designed to provide comfortable single-storey living, making it equally suited to families, downsizers and those seeking a spacious village home.



SITUATION

Situated in the popular Shropshire/Powys border village of Four Crosses, which has a good range of village amenities, including two Public Houses, two convenience stores, Church and Primary School. Four Crosses is situated mid-way between the market towns of Oswestry and Welshpool on the A483 and is ideally situated for those wishing to commute with easy access on the B4393 Shrewsbury road, and onto Telford or the A483 Oswestry road onto Chester.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including: Llandysilio C.I.W. School, Carreghofa C.P. School, The Marches, Welshpool High School, Oswestry School, and Packwood Haugh.

THE PROPERTY

The welcoming Entrance Hall provides access to all principal rooms and sets the tone for the spacious accommodation throughout. The impressive Sitting Room is a particular feature of the property, enjoying generous proportions and providing an excellent space for both everyday living and entertaining.

At the heart of the home lies the superb Kitchen/Breakfast Room, fitted with an extensive range of units and offering ample space for informal dining. Adjoining the kitchen is a useful Conservatory, perfectly positioned to enjoy views over the gardens and surrounding countryside throughout the seasons.

A separate Dining Room offers additional flexibility, whether utilised for formal entertaining, family gatherings or as a potential home office if required.



The principal Bedroom is generously proportioned and benefits from fitted wardrobes together with an En Suite Bathroom. Three further Bedrooms provide comfortable and versatile accommodation for family members or visiting guests. A well-appointed Family Bathroom and separate Cloakroom complete the internal accommodation.

OUTSIDE

The property occupies an attractive plot with neatly maintained gardens to both the front and rear. The rear gardens offer an excellent degree of privacy and are predominantly laid to lawn with mature shrub borders, creating an attractive setting for outdoor relaxation and entertaining.

A substantial double garage provides excellent storage and workshop potential, whilst the generous driveway offers parking for numerous vehicles.

DIRECTIONS

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech on reaching Four Crosses turn left sign posted Llandrinio proceed along this road where you will see the Foxen Manor estate on the left hand side, take the turning on the right directly opposite into City Lane, bear right and you will see a no through road sign, proceed keeping right where Breidden Court will be viewed to your left hand side.

SERVICES

We are advised that the property benefits from mains water, drainage, and electric. Heating is provided by an oil-fired boiler.



TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

COUNCIL TAX

The property is shown as being within band F on the local authority register.

VIEWING

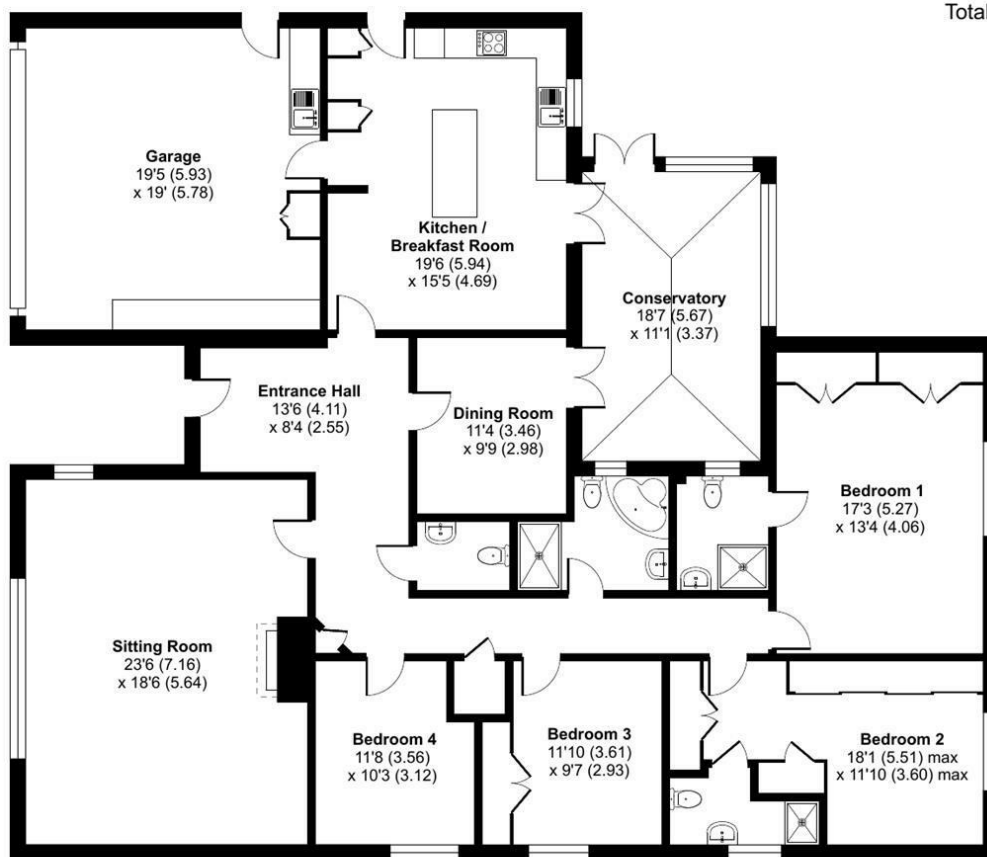
By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

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.



Approximate Area = 2337 sq ft / 217.1 sq m
Garage = 369 sq ft / 34.3 sq m
Total = 2706 sq ft / 251.4 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1497290



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

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

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

www.halls.gb.com



1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

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.