

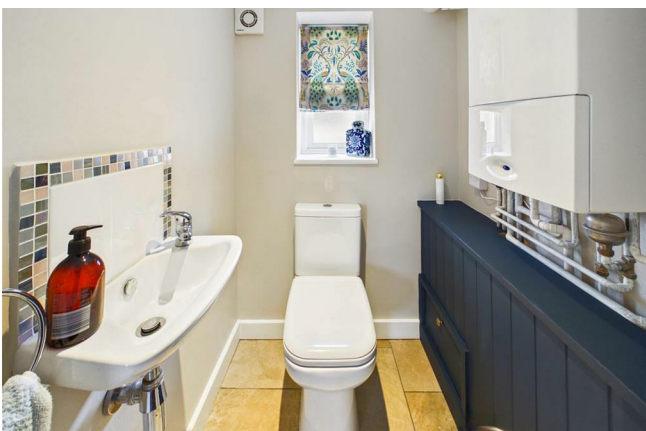




Lynden Villa, Four Crosses, Llanymynech, SY22 6RG  
£375,000

This well presented and much improved 3 bedroom character cottage has an impressive oak framed sun room overlooking the large rear garden, 2 reception rooms, spacious utility room and a cloakroom. There is a large shed and an insulated workshop. Off road parking for 3 cars.





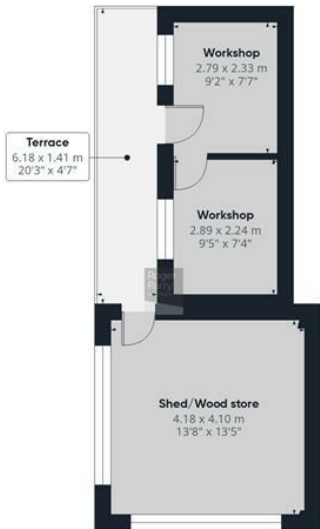
Floor Plan  
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

156.1 m<sup>2</sup>  
1681 ft<sup>2</sup>

Balconies and terraces

8.5 m<sup>2</sup>  
91 ft<sup>2</sup>

Reduced headroom

2.7 m<sup>2</sup>  
29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom<sup>(1)</sup>

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**ENTRANCE**

Wooden front door to:

**ENTRANCE HALL**

Tiled floor and staircase to first floor.

**LIVING ROOM**

Feature brick fireplace with inset log burner and cupboards to both sides, deep understairs storage cupboard with shelving, radiator, window to front and door to kitchen.

**DINING ROOM**

Window to front aspect, exposed wooden floor boards, brick fireplace with inset log burner, exposed beams, radiator and door to:

**KITCHEN**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, breakfast bar, integrated dishwasher, stainless steel sink with mixer tap, space for range style cooker with extractor hood over, exposed beams, radiator, door to utility room, window to rear and opening to:

**SUN ROOM**

Oak framed with double glazed windows and French doors to the rear gardens, radiator and exposed beams.

**UTILITY ROOM**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, plumbing and space for washing machine, further appliance space, stainless steel sink with mixer tap, radiator, windows to front and rear, double glazed Velux window, tiled floor and door to rear garden. Door to:

**CLOAKROOM**

Low level W.C, wall mounted wash hand basin with tiled splashback, tiled floor, wall mounted central heating boiler and window to rear.

**FIRST FLOOR LANDING**

Wood panelling and doors to bedrooms and bathroom.

**BEDROOM 1**

Range of built in wardrobes to one wall with cupboards above, radiator, hatch to loft, window to front and deep built in cupboard over the stairs with shelving.

**BEDROOM 2**

Exposed beams, hatch to loft, radiator and window to front.

**BEDROOM 3**

Sloping ceiling, wood panelling, radiator and window to rear.

**BATHROOM**

Sloping ceiling. White Suite comprising low level W.C, panel bath with mixer tap and shower attachment, separate fully tiled shower cubicle pedestal wash hand basin with mixer tap, part tiled walls, radiator, exposed beam and window to rear.

**OUTSIDE****FRONT**

Laid to gravel with paved edges, gate and path to front door. Bounded by hedge and fence.

**REAR**

Laid to lawn with flower and shrub borders. Patio entertainment area. Gate to front.

Fence to boundary. Outside sockets and tap.

**WORKSHOP**

Insulated with 2 windows and door to front, power and light. Internal door and built in shelving. Covered decked veranda to:

**SHED/WOOD STORE**

Door to front.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water are connected. LPG central

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heating. Septic tank. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

#### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

#### REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** D

**EPC Rating:** F

**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.

## Directions:

What3words: feels.half.sensitive

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499



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.