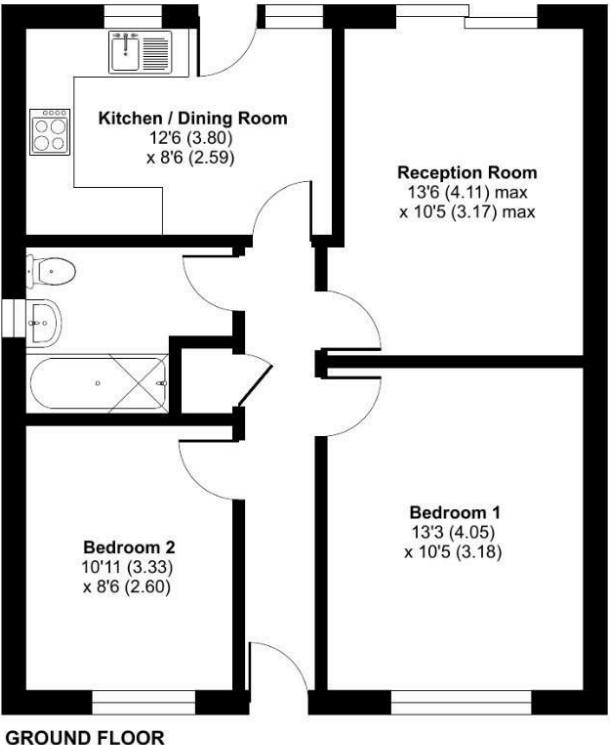


FOR SALE

3 Criggion Close, Four Crosses, Llanymynech, SY22 6NP



Approximate Area = 627 sq ft / 58.2 sq m
For identification only - Not to scale

Halls¹⁸⁴⁵



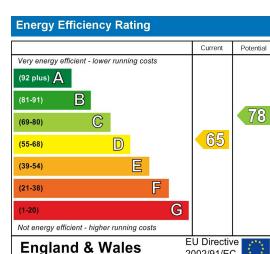
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1408066

Halls¹⁸⁴⁵

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



Halls¹⁸⁴⁵

01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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01938 555552

1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- Two-bedroom semi-detached bungalow set on a generous plot
- Farmland views to the rear with ample parking to front
- Double glazing throughout
- Double bedrooms
- External features include rear lawn, polytunnel and two sheds
- Offered for sale with no onward chain

Frosted double glazed entrance door into

Entrance Hall

Wall mounted storage heater, loft access, shelved airing cupboard, smoke alarm.

Lounge

Double glazed patio doors to rear with farmland views, television point, Openreach socket.

Kitchen/ Dining Room

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, plumbing and space for washing machine, space for electric cooker, extractor fan, fuse board, two double glazed windows to rear elevation, double glazed rear access door, space for fridge freezer, tiled splashbacks.

Bedroom One

Double glazed window to front elevation, wall mounted storage heater.

Bedroom Two

Double glazed window to front elevation, wall mounted storage heater.

Bathroom

Bath with electric shower over, pedestal wash hand basin, low level W.C., shaver light, extractor fan, frosted double glazed window to side elevation, part tiled walls.

Externally

To the front, the property has a generous amount tarmac off road parking, lawned area and stocked borders. To the rear there is a paved patio area, courtesy light and lawned area. To the side of the property are two storage sheds, outside tap, gate to front, lawn, polytunnel, dog pen and composting area.

Agents Notes

This property is offered for sale with on onward chain.

Services

Mains electricity, water and drainage are connected at the property. There is no heating connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'C'

Directions

Postcode for the property is SY22 6NP

What3Words Reference is verse.digs.clutches

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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.

Websites

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com