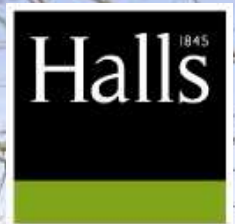
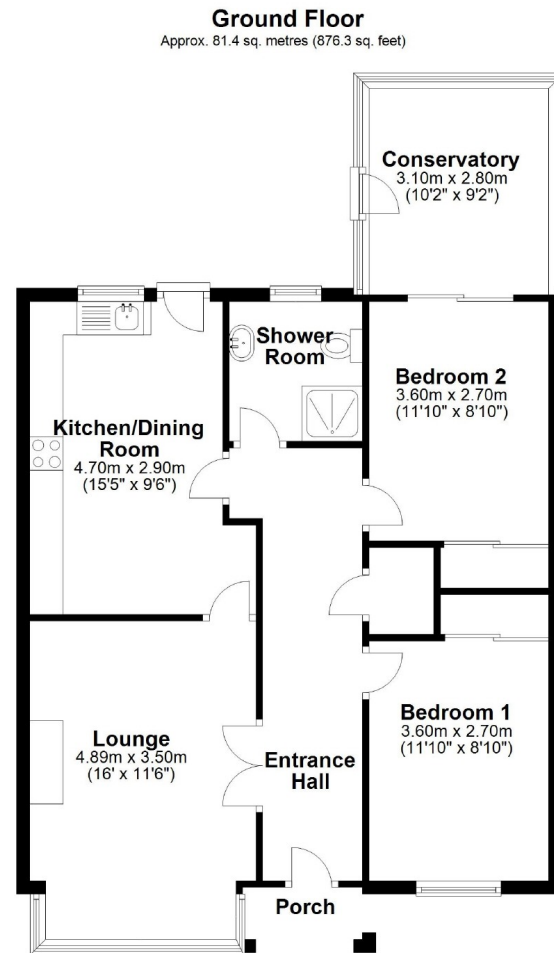


9 Oak Close, Four Crosses, Llanymynech, Powys, SY22 6NL



FOR SALE

Chain Free £184,950



Total area: approx. 81.4 sq. metres (876.3 sq. feet)
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

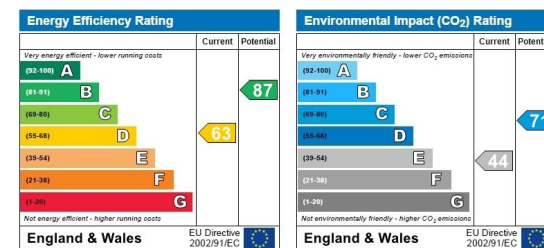
9 Oak Close, Four Crosses,
Llanymynech, Powys, SY22 6NL

This semi detached bungalow is situated in a pleasant cul de sac location within a sought after village. Offering immaculate accommodation which comprises; Covered Entrance Porch, Reception Hall, Lounge, Kitchen Dining Room, Bedroom One, Bedroom Two, Conservatory, Shower Room, Gardens and Parking. Benefits from double glazing and is warmed by electric heating. This property must be viewed to be appreciated.

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 Ratings



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



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 any agent 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

Oswestry (8 Miles) Shrewsbury (17 Miles) Welshpool (8.5 Miles)
All Distances Approximate



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Semi Detached Bungalow
- Quiet Cul De Sac Location
- Gardens To Front and Rear
- Parking Located To The Side
- Village Location
- Must See To Appreciate

LOCATION

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.

The property is perfectly located on the Welsh side of the English/ Welsh Border, ideal for those who love the countryside. The Montgomery Canal, Offa's Dyke, The Breidden Hills and Llyncllys Common are all within a few miles.

DIRECTIONS

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech on reaching the roundabout turn left into Four Crosses, proceed turning right at the mini roundabout, turn left into Foxen Manor, turn right and right again into Oak Close.

COVERED ENTRANCE PORCH

With UPVC double glazed door leading into:

RECEPTION HALL

With night storage heater, cloaks cupboard, light and power points.

LOUNGE

16'1" x 11'6" (4.89m x 3.50m)

With UPVC double glazed box bay window to the front elevation, electric fire with hearth and surround, night storage heater, light and power points. Door through to:

KITCHEN DINING ROOM

15'5" x 9'6" (4.70m x 2.90m)

The Kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with worktops over and tiled splash backs, stainless steel sink unit with drainer to the side, space for appliances, fitted oven, space for fridge/freezer, space for table, UPVC double glazed window to the rear elevation, night storage heater, light and power points, UPVC double glazed door leading out to the rear.

BEDROOM ONE

11'10" x 8'10" (3.60m x 2.70m)

With UPVC double glazed window to the front elevation, night storage heater, recessed wardrobes providing a good amount of hanging and storage space, light and power points.

BEDROOM TWO

11'10" x 8'10" (3.60m x 2.70m)

With double glazed doors leading into Conservatory, night storage heater, recessed wardrobes providing a good amount of hanging and storage space, light and power points.

CONSERVATORY

10'2" x 9'2" (3.10m x 2.80m)

Of UPVC double glazed construction with polycarbonate roof, door leading out to the gardens.

SHOWER ROOM

Comprising a three piece suite providing low flush WC, wash hand basin, shower unit, UPVC double glazed window to the rear elevation, heated towel rail.

GARDENS

From the cul de sac level a drive leads to the front and side of the property providing parking.

The front gardens are well worthy of mention being laid to lawn for ease of maintenance with path leading to the front door and Covered Entrance Porch. A gate provides access to the rear gardens which are also a notable feature of the property with laid to lawn area and decked area, ideal for outside dining and sitting. The gardens are planted

with herbaceous borders and are enclosed by fencing.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

VIEWINGS

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

LOCAL COUNCIL

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

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.