

Town & Country

Estate & Letting Agents



11 Hafod Cottages Parc Hafod, Four Crosses, SY22 6NX

Offers In The Region Of £170,000

A well-presented and versatile three-storey, three bedroom property offering spacious and thoughtfully arranged accommodation throughout. The property, which is subject to a section 106 comprises a welcoming entrance hallway, cloakroom, generous living space, fitted kitchen with breakfast bar, utility facilities and three well-proportioned bedrooms, including an L-shaped bedroom and a versatile top-floor bedroom with Velux windows. The property also benefits from a well-appointed family bathroom, additional shower facilities, excellent built-in storage and plenty of natural light throughout. Externally, there is private off-road parking for two vehicles, together with an enclosed garden featuring an Indian stone patio, two useful sheds and gated access. An appealing family home offering flexible accommodation, practical living space and attractive outdoor areas.

Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the first left into the village and keep left. Turn right on the bend and then first left into Domgay Road. Turn left again into Parc Hafod and follow the road around to the right where the property will be identified by our for sale board in the cul de sac.

Accommodation Comprises;

Hallway

The property is accessed via a part-glazed front door leading into the welcoming entrance hallway. The hallway features vinyl flooring, a radiator and stairs rising to the first floor, with doors leading to the bedrooms and bathrooms.

Cloakroom

The cloakroom features a front-facing window, WC and wash hand basin, together with a radiator and easy-to-maintain vinyl flooring.

Kitchen 6'8" x 9'11" (2.05m x 3.03m)



The kitchen features a front-facing window and a comprehensive range of wall and base units, complemented by a stainless steel sink and drainer with mixer tap. Further features include tiled walls, plumbing for a washing machine, electric oven and gas hob with chimney-style extractor fan and stainless steel splashback. The room benefits from wood effect vinyl flooring, a breakfast bar and wall-mounted gas boiler.

Lounge 13'6" x 12'5" (4.11m x 3.78m)



The good sized lounge features wood effect vinyl flooring, patio doors opening onto the rear of the property, a radiator and a useful built-in storage cupboard.

First Floor Landing

The landing provides access to the bedrooms and bathroom, with stairs rising to the second floor.

Bedroom One 13'6" x 12'1" (4.11m x 3.68m)



This well-proportioned L-shaped bedroom features two front-facing windows, providing plenty of natural light, together with a radiator.

Bedroom Two 10'4" x 6'7" (3.17m x 2.03m)



The bedroom benefits from a rear-facing window, providing natural light, together with a radiator.

Bathroom 6'6" x 7'1" (2m x 2.17m)



The bathroom benefits from a rear-facing window, WC, wash hand basin and panelled bath with mains shower over and glass shower screen. Further features include part-tiled walls, an extractor fan and radiator.

Second Floor Landing

Stairs rise directly into Bedroom Three, creating a distinctive and practical layout.

Bedroom Three 17'2" x 13'6" (5.25m x 4.14m)



The large main bedroom benefits from a front-facing window and two Velux windows to the rear, providing an abundance of natural light. Further features include a useful built-in storage cupboard and radiator.

To the Front

The property benefits from a private frontage providing convenient off-road parking for two vehicles.

To the Rear



The garden features a generous Indian stone patio, ideal for outdoor entertaining and relaxation, together with two useful storage sheds. The garden is fully enclosed by attractive fence panelling, with gated access leading around to the rear of the property.

AGENTS NOTE

Please note that the property is subject to a Section 106 planning agreement. This places certain restrictions on the property, which may affect eligibility to purchase and future resale. Interested parties are advised to make their own enquiries and satisfy themselves as to the full terms and conditions of the agreement prior to proceeding.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band C.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Town and Country Services

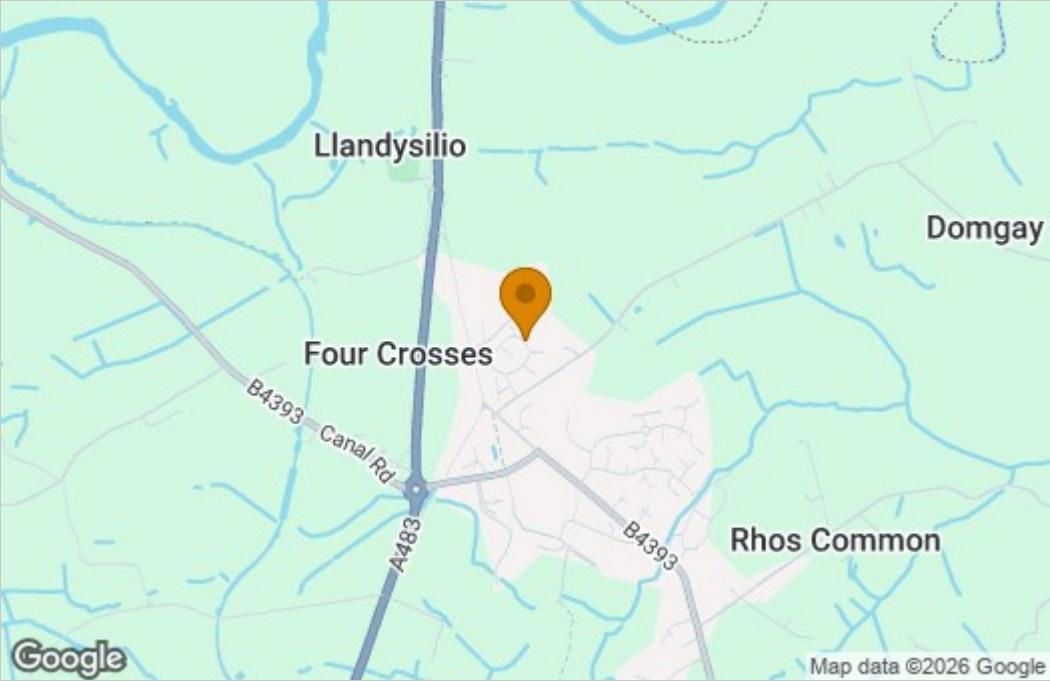
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulatory Checks

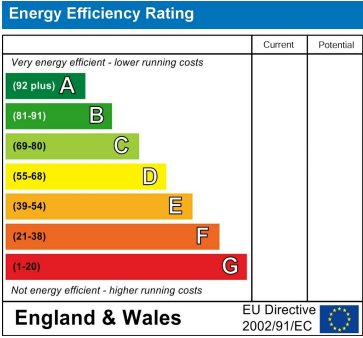
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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