

# Town & Country

Estate & Letting Agents



**14 Maes Sarn Wen, Four Crosses, SY22 6NT**

**Offers Over £350,000**

This beautifully presented four-bedroom detached home, built in 2021, offers modern living in the sought-after village of Four Crosses. Boasting a stunning light stone façade and a range of high-quality upgrades beyond the developer's original specification, this property is ideal for families seeking space, style, and convenience. Inside, the home features an impressive open-plan kitchen/dining room, perfect for everyday living and entertaining, along with a spacious lounge for relaxing evenings. A dedicated study provides an ideal workspace for remote working or homework. The property benefits from four good-sized bedrooms, including a generous master with ensuite and family bathroom, ensuring comfortable family living. Outside, the home offers parking for several cars, a garage, and a good-sized landscaped family garden, perfect for children, pets, and outdoor dining. Adding to the appeal, there is a small playground directly across the road for the residents, making this an excellent choice for young families. Modern, spacious, and exceptionally well cared-for, this home is ready to move straight into and enjoy.



### Directions

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech on reaching Four Crosses turn left sign posted Llandrinio and proceed along this road passing over a roundabout and passing the turning for the Foxen Manor estate on the left hand side, proceed along and just before the corner turn left onto the development. Follow the road around where the property will be found on the right hand side.

### Accommodation Comprises

#### Hallway



The welcoming hallway has a part glazed door to the front, wood flooring, stairs leading to the first floor with understairs storage cupboard and a radiator. Doors lead to the study, lounge and the kitchen.

### Lounge 14'6" x 11'3" (4.44m x 3.45m)



The good sized, bright lounge has a window to the front, a radiator, inset wood burning stove with a slate hearth and oak beam over.

#### Additional Image



#### Additional Image





### Study 9'8" x 8'4" (2.95m x 2.56m)



The study is a very versatile space for a number of uses and has a window to the front and a radiator.

### Kitchen/Dining Room 19'0" x 12'9" (5.80m x 3.89m)



The good sized, well appointed kitchen/ dining room has a good range of wall and base units with granite worktops over, a one and half sink bowl with mixer tap over, a gas hob, double electric oven and extractor fan. There is an integrated fridge/freezer, integrated dishwasher, spot lighting and a window to the rear overlooking the garden. There are French doors leading to the rear garden, wood flooring and two radiators. A door leads through to the utility.

### Additional Image



### Additional Image



### Utility Room 7'6" x 5'7" (2.31m x 1.72m)



The utility room has fitted wall and base units with work surface over, a stainless steel sink with a mixer tap over, plumbing and space for a washing machine and dryer. There is a Worcester gas fired boiler, a window to the rear, a part glazed door to the rear garden, wood flooring, radiator, spot lighting



and an extractor fan. A door leads through to the cloakroom.

### Cloakroom



The cloakroom has a w/c, a wash hand basin on vanity unit, wood floor and a radiator. There is a window to the side, spot lights, beautiful part tiled walls and an extractor fan.

### First Floor Landing



The first floor landing has doors leading to the bedrooms, bathroom, radiator and a loft hatch giving access to the loft.

### Bedroom One 11'1" x 10'2" (3.38m x 3.12m)



The first double bedroom has a window to the rear overlooking the garden, double built in wardrobes with sliding doors offering good storage and a radiator. A door leads through to the en suite.

### Additional Image



### Ensuite



The modern ensuite has a double shower cubicle, w/c, wash hand basin, heated towel rail and tiled



floor. With a window to the side, part tiled walls, extractor fan, spotlighting and a shaver point.

### **Bedroom Two 12'0" x 9'4" (3.68m x 2.85m)**



The second double bedroom has a window to the front, a radiator and built in wardrobes offering good storage.

### **Bedroom Three 11'4" x 9'4" (3.46m x 2.85m)**



The third double bedroom has a window to the front and a radiator.

### **Bedroom Four 9'6" x 8'5" (2.91m x 2.58m)**



The fourth bedroom has a window to the rear and a radiator.

### **Family Bathroom**



The well appointed family bathroom has panelled bath with shower over and glass screen and part tiled walls. A low level w/c, wash hand basin, heated towel rail and tiled floor. There is a window to the rear, beautiful tiled walls, an extractor fan, spot lighting and a shaver point.



### Additional Image

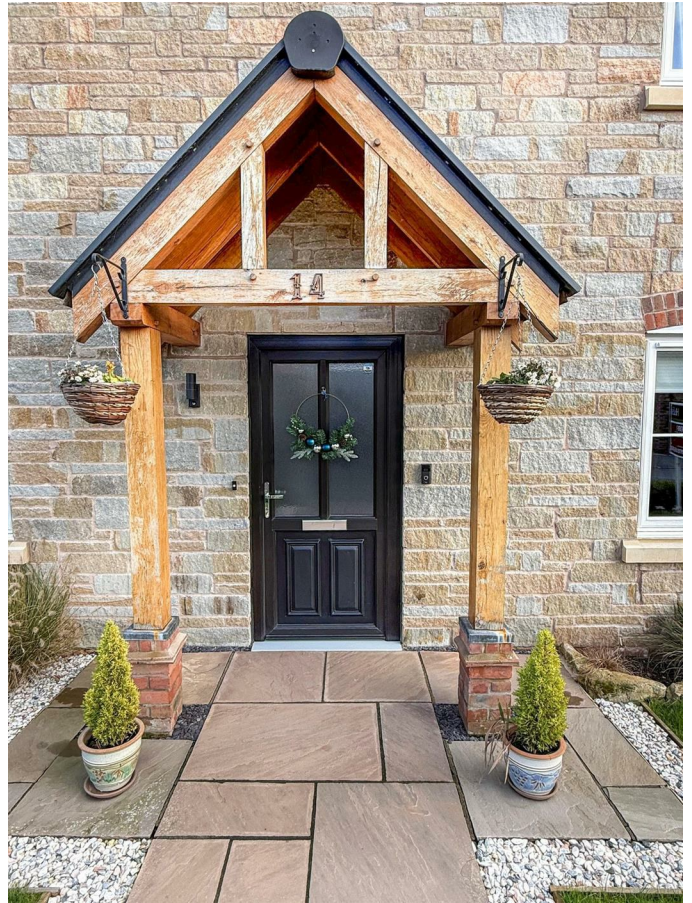


### To the Front



To the front of the property is an Indian stone path leading to the front door and oak porchway with lawn and shrubbed areas on each side of the path. A block paved driveway to the side of the property provides parking space for several vehicles leading to the garage.

### Entrance Porch



### Garage 18'8" x 7'10" (5.70m x 2.40m)



The single garage has an up and over electric door, useful eaves storage, personal door to the side, power and lighting.



## To the Rear



To the rear of the property the gardens are another great feature of this lovely home. Having an Indian stone paved patio, stocked borders and lawned areas with various places to sit out and relax. With a gravelled pathway through the garden, a pond and a shed. There is also outside lighting, an outside tap, fence panelling to the boundaries and a gate leading to the front of the property.

## Additional Image



## Additional Image



## Additional Image



## Additional Image





### **Additional Image**



### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### **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 E.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **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.

### **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,

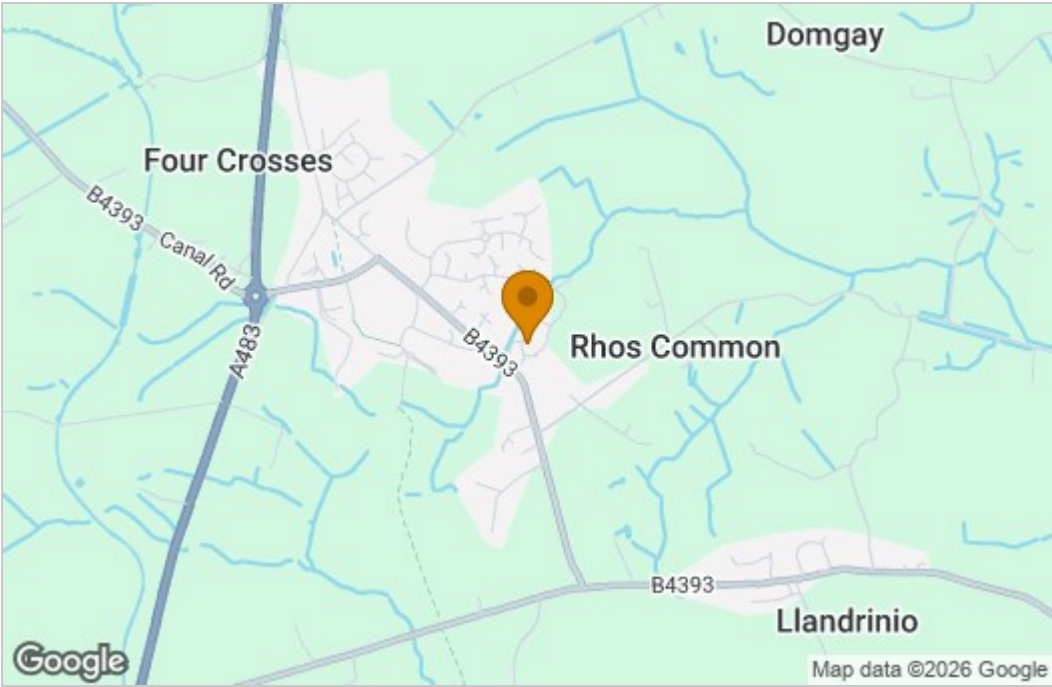
independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.



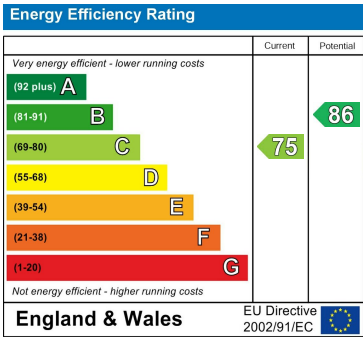
Floor Plan



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.