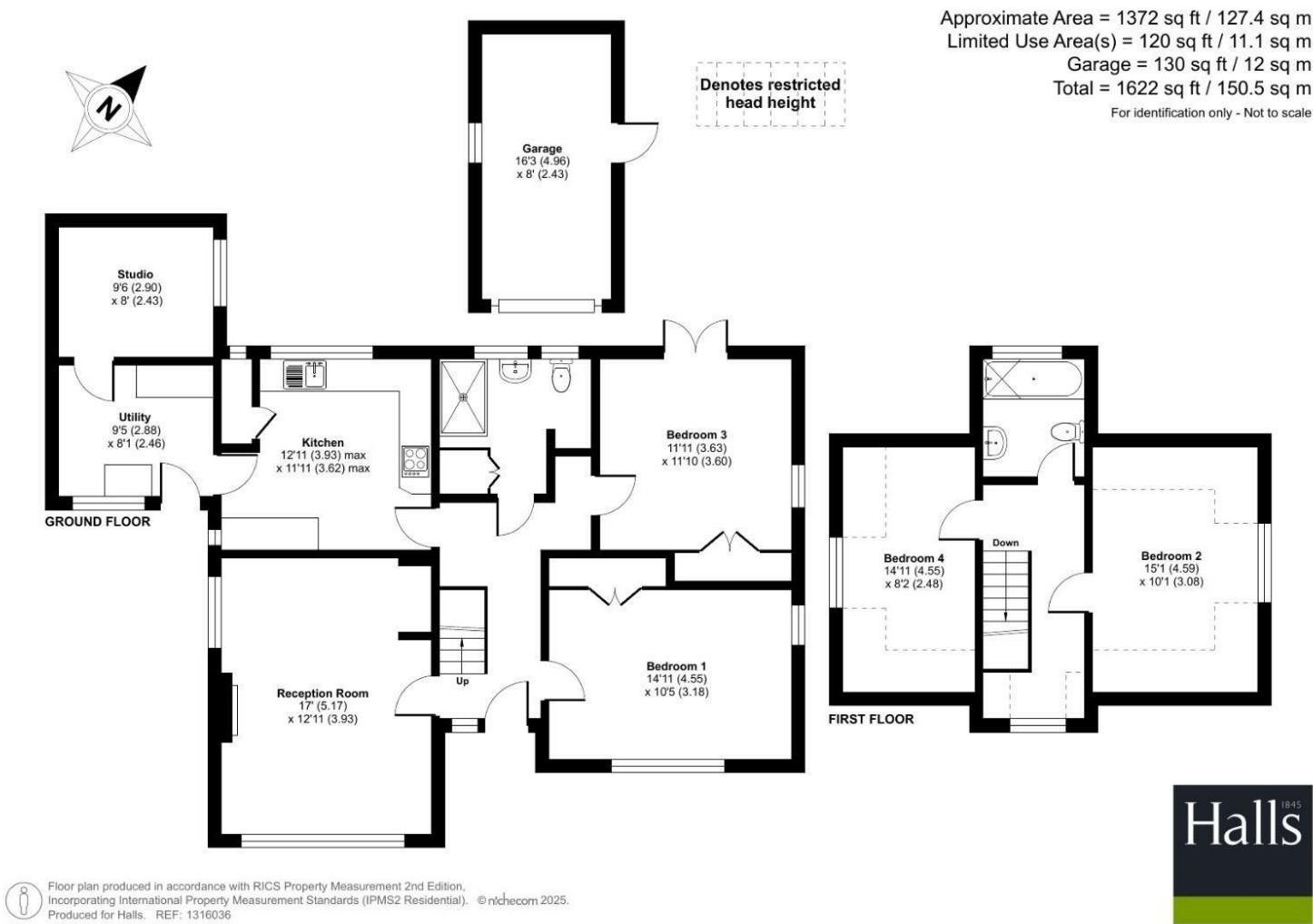


FOR SALE

Wilma, Four Crosses, Llanymynech, Powys, SY22 6RG



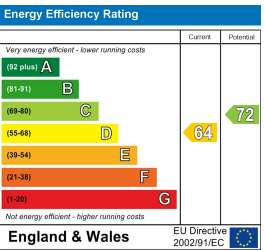
FOR SALE

Offers in the region of £320,000

Wilma, Four Crosses, Llanymynech, Powys, SY22 6RG

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



Detached three/ four bedroom dormer bungalow conveniently situated in Four Crosses. This well presented property comprises of an entrance hall, lounge with wood burning stove, kitchen/diner, dining room/bedroom with French doors into the rear garden, utility room, home office, principle bedroom, wet room, landing two further bedrooms and refitted bathroom. The property has ample off road parking, single garage, well proportioned bright and airy accommodation and is situated in a generous plot.



01938 555552

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



onTheMarket.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 of 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 England 06597073.



hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Detached three/ four bedroom dormer bungalow
- Popular village location
- Well proportioned bright and airy accommodation
- Ample off road parking
- Detached single garage
- Situated in a generous plot

Frosted UPVC double glazed entrance door leading into

Entrance Hall

With stairs off, oak flooring, coved ceiling, smoke alarm, thermostat heating control, central heating radiator, telephone point, panel glazed door leading into

Lounge

Wood burning stove, set on slate hearth with tiled backing and decorative timber surround and mantle piece, double glazed windows to both front and side elevation creating a light and bright room, television point, coved ceiling, central heating radiator, shelved display alcove.

Kitchen

Fitted with a range of painted wooden fronted wall and base units with laminate roll top work surfaces, 1 ½ bowl stainless steel sink drainer unit, space for fridge, space for electric cooker, extractor canopy, double glazed window to the rear elevation, central heating radiator, dishwasher, double glazed window to the side, elevation, meter cupboard, telephone point, tiled splash backs, pantry cupboard with shelving.

Dining Room/ Bedroom

Double glazed French doors leading to the rear garden, double glazed window to the side elevation, oak floor covering, central heating radiator, coved ceiling, built in storage cupboard.

Utility Room

Access door to the front of the property, double glazed window to the front elevation, Worcester oil fired combination boiler, range of base units, stainless steel sink drainer unit, plumbing and space for washing machine, quarry tiled floor, frosted glazed door to

Home Office

Double glazed window to the side elevation overlooking the rear garden, central heating radiator.

Principle Bedroom

Double glazed windows to both front and side elevations, central heating radiator, oak floor covering, built in wardrobe, telephone point.

Wet Room

With walk in electric shower, pedestal hand wash basin, low level w/c, 2 frosted double glazed windows to the rear elevation, storage cupboard, central heating radiator, linen cupboard.

Landing

Double glazed window to the front elevation, central heating radiator, exposed ceiling beams.

Bedroom Two

Double glazed window to the side elevation, central heating radiator, exposed ceiling beams, telephone point.

Bedroom Three

Double glazed window to the side elevation, central heating radiator, exposed ceiling beams, eaves access.

Bathroom

Refitted with a modern white suite comprising bath with mixer tap and shower over, low level W.C., wash hand basin set on vanity unit with storage cupboard under, tiled splash backs, extractor fan, frosted double glazed window to rear, heated chrome towel rail.

Externally

To the front of the property: gated off road parking for several cars, a single garage with up and over door, courtesy lighting and oil tank. To the rear: paved patio, gates to either side, gravelled area, outside tap, raised paved seating area, stocked borders and lawn with timber fence surround.

Services

Mains electricity, water, drainage and oil central heating are 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 'E'

Directions

Postcode for the property is SY22 6RG

What3Words Reference is improve.clear.variously

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com