

16 Llys Rhysnant Four Crosses Llanymynech SY22 6PL



3 Bedroom House - Semi-Detached
Offers In The Region Of £210,000

The features

- MATURE THREE BEDROOM SEMI DETACHED
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- KITCHEN AND UTILITY ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- SPACIOUS AND VERSATILE LIVING ACCOMODATION
- SPACIOUS LOUNGE AND DINING ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH OPEN VIEWS
- ENERGY PERFORMANCE RATING "



*** MATURE THREE BEDROOM SEMI DETACHED HOME ***

An opportunity to purchase this mature three bedroom semi detached family home offering deceptively spacious living accommodation and having panoramic views to the rear aspect. Offering scope for modernisation and improvement.

Occupying an enviable position on the edge of Four Crosses, and having ease of access to the nearby Market Towns of Welshpool and Oswestry, both offering a wealth of amenities.

Briefly comprising of Reception Hall, Lounge, Dining Room, Kitchen, Utility Room, Three Bedrooms and Family Bathroom.

Having benefit of oil central heating, double glazing, driveway with off road parking, front garden and large enclosed rear garden with fruit trees and open views to the rear aspect.

Viewings essential

Property details

LOCATION

Nestled in the heart of the Welsh borderlands, Four Crosses is a charming village located in Powys, just north of Welshpool and near the border with Shropshire, England. Surrounded by rolling hills and open countryside, the village offers a peaceful rural setting while remaining well-connected by the A483 road. Its name originates from the historic crossroads at the center of the community, and the area is rich in both natural beauty and local heritage. With easy access to Offa's Dyke and nearby market towns, Four Crosses serves as a tranquil yet accessible base for exploring Mid Wales and the border counties

RECEPTION HALL

Covered entrance with door leading into the Reception Hall with staircase leading to the First Floor Landing. Doors leading off,

LOUNGE

Dual aspect room with window to the front and rear aspect. Chimney recess with feature fireplace. Picture railing. Radiator.

DINING ROOM

With window to the front and rear aspect. Radiator.

KITCHEN

Fitted with a range of base level units with work surface over. Stainless steel drainer sink set into base level unit, space for freestanding appliances and partially tiled walls. Window to the front aspect. Door leading into storage room with window to the rear aspect and housing oil fired boiler.

UTILITY ROOM

With window to the rear aspect. Plumbing and power for washing machine and tumble dryer, leading into,

REAR PORCH

With window to the rear aspect. Door leading out to the Rear Garden.

FIRST FLOOR LANDING

Stairs leads from the Reception Hall to the First Floor Landing with window to the rear aspect. Door opening to storage cupboard and further doors leading off,

BEDROOM 1

With window to the front aspect. Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

FAMILY BATHROOM

With window to the side aspect and suite comprising of

panelled bath, WC, wash hand basin and shower cubicle. Partially tiled walls, laminate flooring. Radiator.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles. Area laid with lawn and pathway leading to the entrance door and to the side aspect into the rear garden.

The rear garden has a paved patio, large area with lawn and an established range of fruit trees. Further established shrubs and specimen trees. Fabulous views to the rear aspect and enclosed with hedges.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

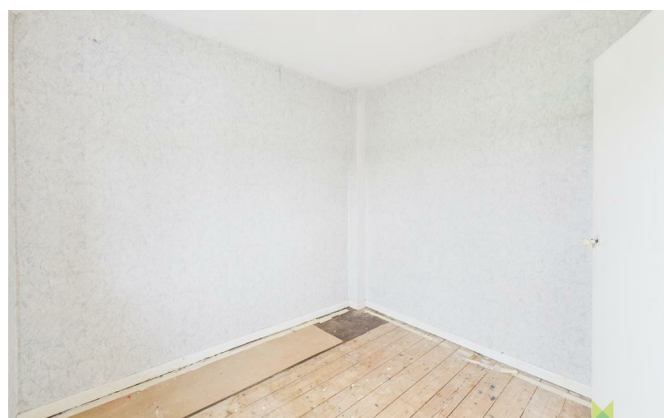
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

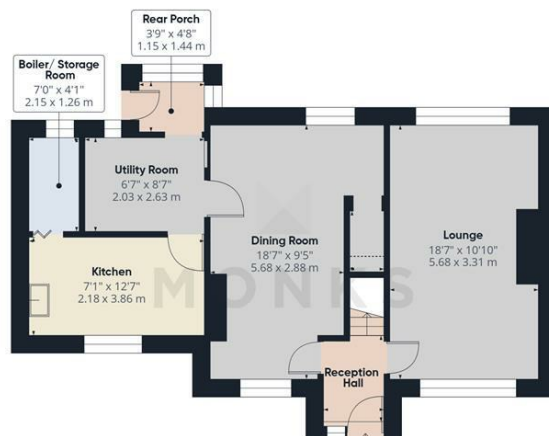
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0



Floor 1



Approximate total area^m
1033 ft²
96.1 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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2002/91/EC

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