

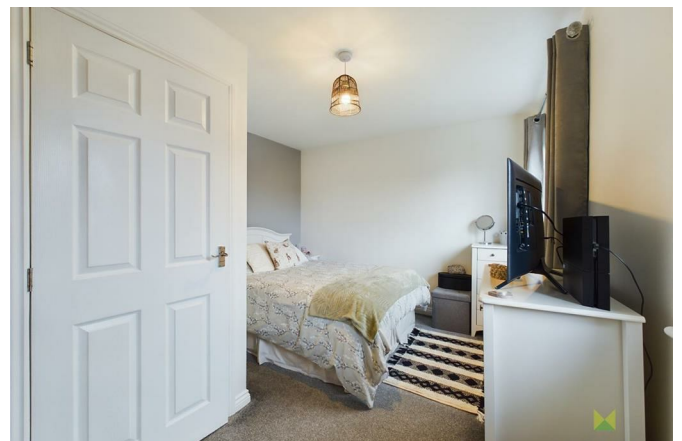
14 Hafod Cottages Parc Hafod Four Crosses Llanymynech SY22 6NX



2 Bedroom House - End Terrace
Offers In The Region Of £165,000

The features

- WELL PRESENTED TWO BEDROOM END OF TERRACE
- BEAUTIFULLY PRESENTED FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ALLOCATED OFFROAD PARKING
- VIEWING ESSENTIAL
- SUBJECT TO A SECTION 106 COVENANT
- WELL LIT LOUNGE WITH FRENCH DOORS TO THE REAR
- BATHROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'C'



*** PERFECT HOME FOR FIRST TIME BUYERS ***

This well presented 2 bedroom semi detached home has been designed with today's modern lifestyle in mind. We are advised by the vendors that this property is subject to a Section 106 whereby the purchaser must be a resident of Montgomeryshire, OR currently working in Montgomeryshire and be a first time buyer or not owned a property within the last 5 years.

Occupying an enviable cul de sac location in this popular and self sufficient village with ease of access to Oswestry, Welshpool and Shrewsbury.

Reception Hall with Cloakroom, Kitchen, Lounge/ Dining Room, 2 Double Bedrooms, and Family Bathroom.

Central heating, double glazing, driveway with parking for 2, and lovely enclosed Rear Garden.

Viewing essential.

Property details

LOCATION

SECTION 106

We are advised by the vendors that this property is subject to a Section 106 whereby the purchaser must be a resident of Montgomeryshire, OR currently working in Montgomeryshire and be a first time buyer or not owned a property within the last 5 years.

We would recommend this is verified during pre-contract enquiries.

RECEPTION HALLWAY

Front the front, covered storm porch entrance leads into Reception Hallway, with door opening to storage cupboard, wooden effect laminate flooring. Radiator, doors leading off,

LOUNGE

A well lit room with window and double opening French Doors to the rear aspect. Staircase leads to the First Floor Landing. Wooden effect laminate flooring, radiator

KITCHEN

The kitchen has been attractively fitted with a modern range base level units comprising of cupboards and drawers with worktop over, inset single drainer sink with mixer tap and window above overlooking the front aspect. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Further range of matching wall mounted units, space and plumbing for washing machine beneath worktop. Space for breakfast seating and radiator.

CLOAKROOM

With window to the front aspect, WC and wash hand basin with tiled splashback. Wooden effect laminate flooring, radiator.

FIRST FLOOR LANDING

From the Lounge, stairs lead to the First Floor Landing with radiator, access to the loft and doors leading off,

BEDROOM 1

Double bedroom with two windows to the front aspect, fitted wardrobes. Radiator

BEDROOM 2

Further double bedroom with window to the rear aspect. Radiator

BATHROOM

Fitted with panelled bath with glass shower screen, and shower head over, WC and wash hand basin with panelled splashback. Window to the rear aspect.

OUTSIDE

There is allocated parking to the front and paved pathway leading to the covered storm porch entrance. Paved pathway continues around the side of the property, leading into the Rear Garden. To the rear there is decking providing a seating area, space laid with artificial lawn, and enclosed with fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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

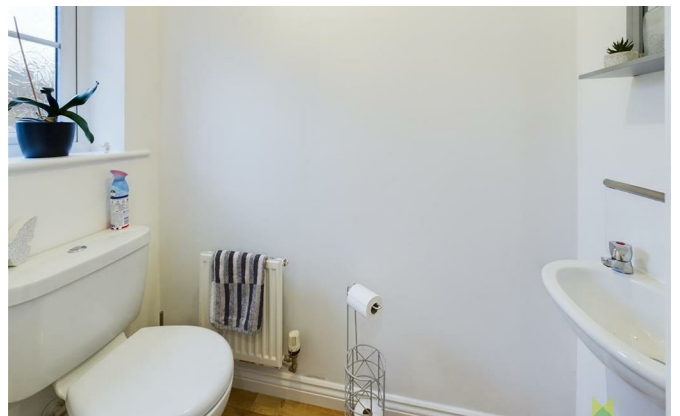
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Get in touch

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Click. www.monks.co.uk

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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		92
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.