

Town & Country

Estate & Letting Agents



1 Sarn Wen Cottages, Four Crosses, SY22 6RL

Offers In The Region Of £155,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this beautiful cottage style property that has been updated and improved to a high standard by the current owners located on the outskirts of the village of Four Crosses. The property offers good sized kitchen, cosy lounge, two bedrooms and family bathroom. Externally there is off road parking and small private garden area. Central heating and double glazing are also installed. All local amenities are close at hand including shops, school and good road networks. An ideal first time buyers property or holiday home with countryside right on the doorstep.

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. Upon entering the village turn left at the roundabout and continue straight on to the next roundabout. Turn right at the roundabout and continue along this road where the property will be seen on the right opposite the new development.

Accommodation Comprises

Kitchen 16'5" x 9'6" (5.01m x 2.92m)



The recently fitted kitchen has a good range of base and wall units with work surfaces over, window to the front and rear, glazed door to the side, integrated electric oven with ceramic hob over, stainless steel splashback and a chimney style extractor fan, tiled floor, space and plumbing for a washing machine, space for appliances, plumbing for a dishwasher, single bowl sink with a mixer tap over, part tiled walls, recently installed oil fired boiler, radiator and a doorway through to the lounge.

Additional Photo



Additional Photo



Lounge 12'7" x 9'10" (3.84m x 3.00m)



The cosy lounge has a focal inset log burning stove on a hearth, window to the front, tv point, wood flooring, under stairs storage area and stairs leading to the first floor.

First Floor

Having a window to the rear, loft hatch and doors leading to the bedrooms and bathroom.

Bedroom One 12'7" x 10'1" (3.85m x 3.08m)



Having a window to the front, radiator, coved ceiling and a built in cupboard.

Bedroom Two 8'7" x 7'10" (2.64m x 2.39m)



Having a window to the front and a radiator.

Bathroom



The recently updated bathroom is fitted with a white suite comprising a P shaped bath with a shower over, curved screen and a mixer tap, wash hand

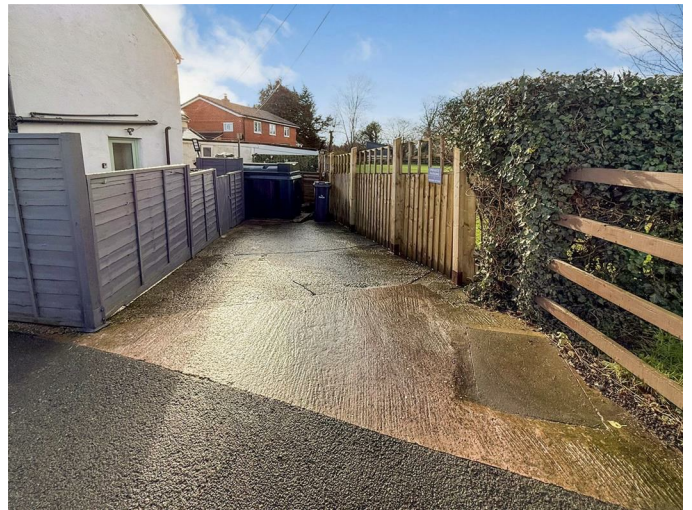
basin with a mixer tap over, vinyl flooring, loft hatch, extractor fan, heated towel rail, fully tiled walls and a window to the rear.

Outside



To the outside there is parking space for one vehicle along with a small paved area for sitting out. There is also side access for the garden area through a wooden gate. The garden is a real sun trap and has a private decked patio ideal for sitting out and entertaining.

Parking



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The property is in band A council tax which is payable to Powys County Council.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 2.00

Additional Information

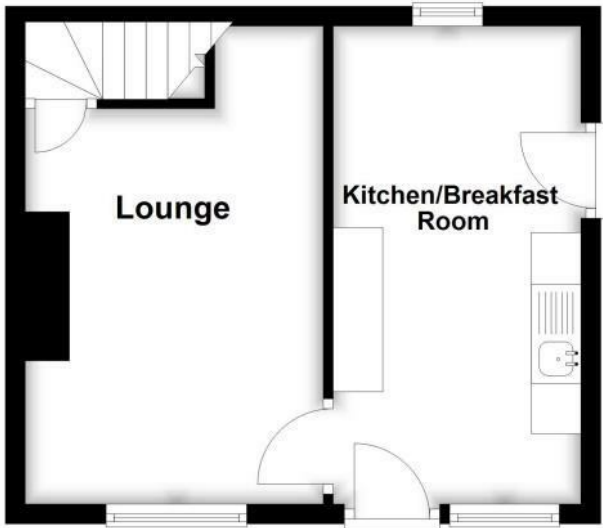
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

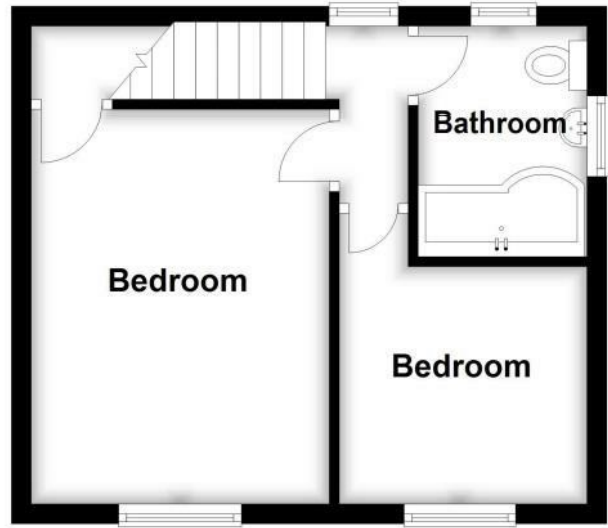
Ground Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



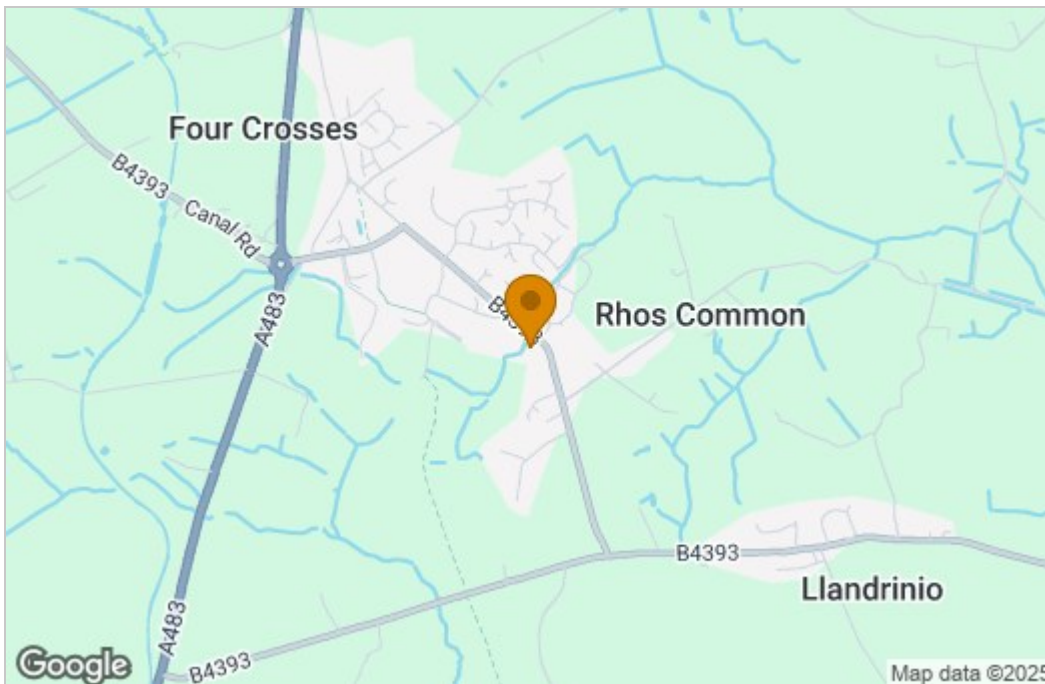
First Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 sq. feet)

Area Map



Energy Efficiency Graph

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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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