

# Town & Country

Estate & Letting Agents



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

**£119,950**

Town and Country Oswestry offer this immaculate two bedroom home to the market being in beautifully maintained throughout with two double bedrooms (one with en- suite), lounge, kitchen/ dining room, cloakroom and family bathroom. To the outside there is parking for several vehicles and a good sized garden. The purchase is shared ownership and represents 53 - 54% of the property value with a rent payable for the other portion. Located on the edge of Four Crosses, all amenities are close by with good road links to larger towns and cities.

### 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 and bear left where the property will be seen on the left just before the park.

### Accommodation Comprises

#### Hallway

The hallway has vinyl flooring, a part glazed door to the front and doors leading to the cloakroom and the lounge.

#### Cloakroom

The cloakroom is fitted with a low level w.c. , a wash hand basin with a mixer tap over, vinyl flooring, radiator and an extractor fan.

#### Lounge 17'11" x 11'11" (5.47m x 3.65m)



The good sized, bright lounge has a window to the front, radiator, featured panelled wall, under stairs storage cupboard, stairs leading to the first floor, tv points and a door leading through to the kitchen.

### Additional Photo



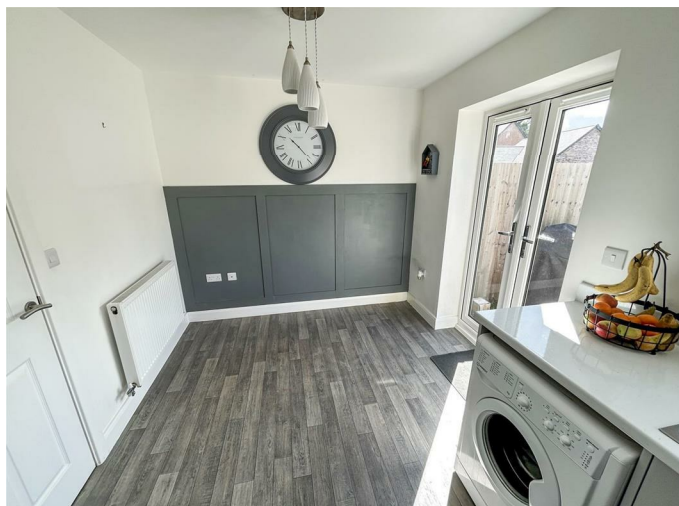
#### Kitchen/ Dining Room 14'11" x 8'5" (4.56m x 2.57m)



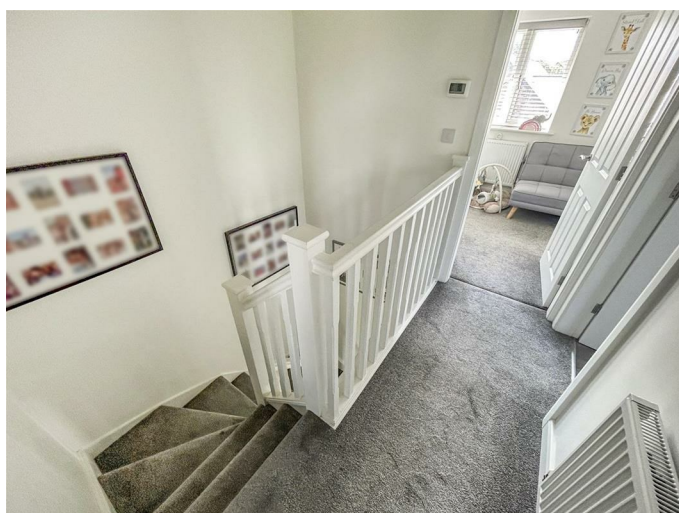
The kitchen is well appointed and is fitted with a range of base and wall units with contrasting work surfaces and upstands, stainless steel one and a half bowl sink with a mixer tap over, plumbing for a washing machine, electric oven, gas hob, chimney style extractor fan, glass splashback, wall mounted Worcester boiler, integrated fridge/ freezer, vinyl flooring, and a window over looking the garden. The dining area has a feature panel wall, radiator and French doors leading out onto the garden.



### Additional Photo



### First Floor Landing



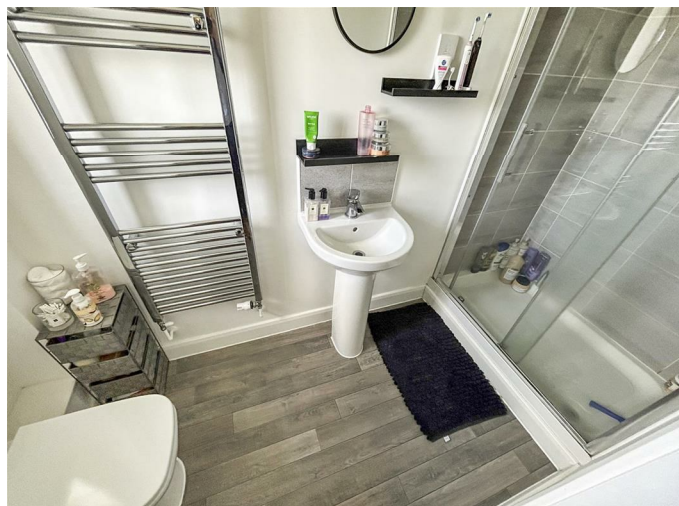
The first floor landing has a radiator, loft hatch and doors to the bedrooms and the bathroom.

### Bedroom One 10'8" x 9'6" (3.26m x 2.92m)



A double bedroom having a window to the front, radiator and a door leading to the en suite.

### En Suite



The en suite has a window to the front, low level w.c., wash hand basin with a mixer tap over, double shower cubicle with a mains powered shower, vinyl flooring, heated towel rail, shaver point and an extractor fan.

### Family Bathroom



The family bathroom has a panelled bath with a mixer tap, mains powered shower and a glass screen, wash hand basin with a mixer tap over, low level w.c., vinyl flooring, heated towel rail, a window to the side, extractor fan and part tiled walls.

### Bedroom Two 12'11" x 8'4" (3.96m x 2.56m)



The second bedroom is also a good sized double having a range of built in mirror fronted wardrobes, two windows to the rear and a radiator.

### Additional Photo



### To The Outside

To the outside there is a lovely oak porch leading to the front door with gravelled gardens and paved pathway. To the side there is a block paved driveway offering parking for two - three cars. Gated access leads to the rear garden.



## Gardens



The rear garden has a recently installed Indian stone patio area off the kitchen with a good sized lawn and fence panel boundaries.

### Agents Note

We are informed by the vendors that they currently own 54% of the property and understand that it is possible to build up to 80% share within 5 years. The current monthly rental payment is £307 payable to Ark Prime Homes. The ground rent is approximately £407 a year.

### 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.

### 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.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### 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 C.

### Services

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

### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

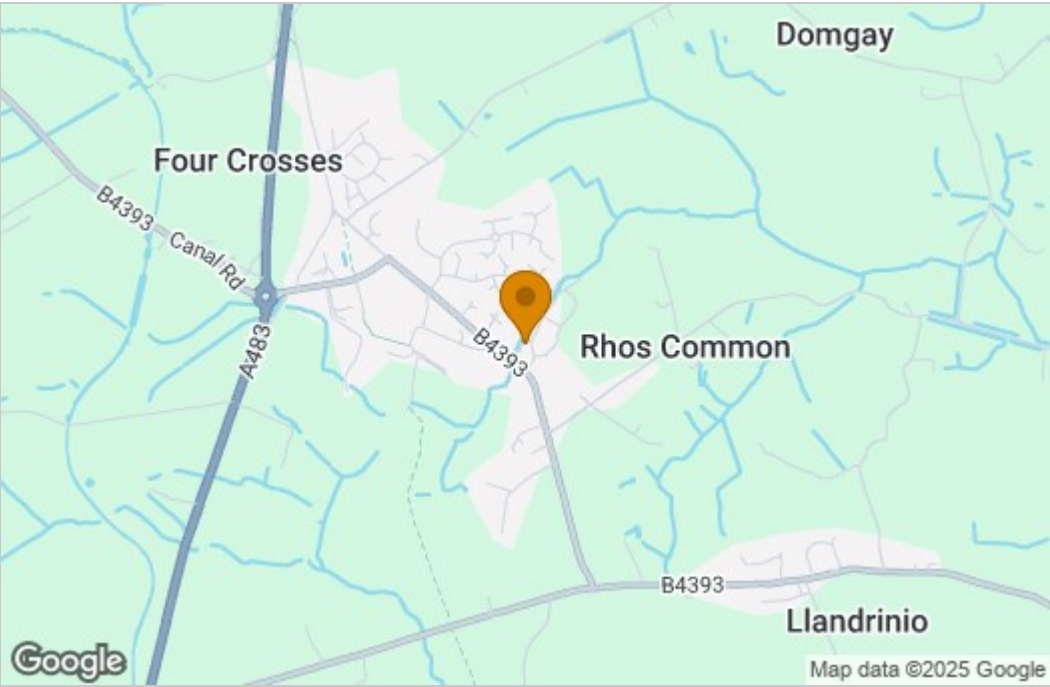
### Additional Information

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.

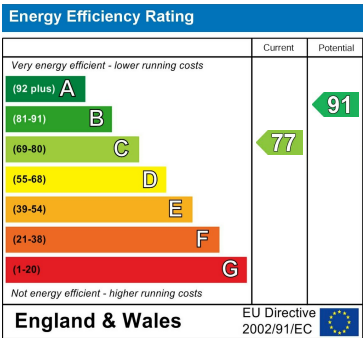
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



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