

FOR SALE

1 Cysgod Y Gyrn, Llansilin, Powys, SY10 7LQ

Halls 1845



FOR SALE

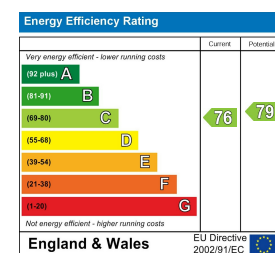
£875 Per Month

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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



A well-presented three-bedroom semi-detached home offering modern and low-maintenance accommodation, situated within the sought-after village of Llansilin, enjoying a pleasant outlook and convenient access to surrounding countryside.



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Three-bedroom semi-detached home.**
- **Village location with countryside walks nearby.**
- **Spacious living accommodation.**
- **Well-presented throughout.**
- **Enclosed rear garden with shed.**
- **Modern flooring and neutral décor.**

DESCRIPTION

This attractive three-bedroom property provides well-balanced accommodation ideally suited to a range of tenants. The property is approached via a neat frontage and opens into a welcoming interior which has been maintained to a good standard throughout.

To the ground floor, there is a spacious living/dining room benefitting from excellent natural light and contemporary flooring, creating a comfortable and versatile living space with access leading out to the rear garden. The kitchen offers a practical layout with a breakfast bar as well as base and wall units, whilst the downstairs W.C. completes the ground floor, making it ideal for everyday living.

To the first floor are three bedrooms, including two well-proportioned doubles and a further single bedroom suitable as a nursery, office or dressing room. The accommodation is served by a family bathroom fitted with a modern suite.

OUTSIDE

Externally, the property enjoys an enclosed rear garden predominantly laid to lawn, offering a pleasant outdoor space with a useful timber garden shed for storage. The garden benefits from a slightly elevated position, enjoying a degree of privacy.

To the front, there is a low-maintenance enclosed area with gated access, enhancing the property’s kerb appeal.

SITUATION

Llansilin is a popular rural village situated on the Shropshire/Welsh border, known for its strong community feel and surrounding scenic countryside. The area offers excellent walking and outdoor pursuits, with nearby access to the Berwyn Mountains.

The nearby towns of Oswestry, Welshpool and Llanfyllin provide a wider range of amenities including supermarkets, schools and leisure facilities, together with good road links to the A5 and A483 for commuting further afield. The property is within catchment to the Llanfyllin schools making the property ideal for families.

DIRECTIONS

From our office in Church Street, follow up the main high street and continue on the up along Willow Street and continue on the B4080 and head signs for Llansilin. As you approach Llansilin you will see the Wynnstay Inn on your left and the property is direct opposite on the right.

W3W

///motel.fetching.touches

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX BAND

Council Tax Band: D

VIEWINGS

Strictly by appointment with Halls Estate Agents, Oswestry.