

1 Cysgod Y Gyrn Llansilin Oswestry SY10 7LQ



3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000

The features

- SEMI DETACHED FAMILY HOME
- FITTED KITCHEN/ BREAKFAST BAR WITH VIEWS OVER WELSH COUNTRYSIDE
- TWO FURTHER BEDROOMS
- OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'C'
- LOUNGE/DINING AREA WITH FRENCH DOORS
- PRINCIPAL BEDROOM WITH BUILT IN WARBROBE
- FAMILY BATHROOM AND CLOAKROOM
- GOOD SIZED REAR GARDEN WITH ACCESS TO PARKING AREA
- VIEWINGS ESSENTIAL



*** NO ONWARD CHAIN ***

An opportunity to purchase this well presented Three Bedroom Semi-Detached family home. Occupying an enviable location in the heart of the village of Llansillin.

Briefly comprising of Entrance Hallway, Lounge/Dining area, Kitchen/ Breakfast Bar, Principal Bedroom with built in wardrobe, Two Further Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, off road parking and enclosed rear garden.

Viewings Essential

Property details

LOCATION

The property occupies a lovely semi rural location in the heart of this popular village just 7 miles distant from the busy market Town of Oswestry where you will find a host of amenities and schools. Llansillin benefits from a public house and the most wonderful countryside walks.

ENTRANCE HALLWAY

Front door leads into the Entrance Hallway with staircase leading to the First Floor Landing, laminate flooring and Radiator, doors leading off,

LOUNGE/DINING ROOM

A well lit room with window and French doors leading to good sized garden, wood effect flooring, radiator.

KITCHEN/BREAKFAST AREA

The kitchen has been attractively fitted with a modern range of white high gloss base level units comprising of cupboards and drawers with worktop over, one and a half bowl drainer sink with mixer taps set into base cupboard and window to the front aspect. Integrated oven/ grill with four ring hob and extractor hood over.

CLOAKROOM

Fitted with WC and wash hand basin with complimentary tiled splashback. Window to the side aspect. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway up to the First Floor Landing, with window to the side aspect, radiator. Doors leading off,

PRINCIPLE BEDROOM

With window to the front aspect, built in wardrobe, radiator.

BEDROOM 2

Double bedroom with window to the rear aspect, radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

BATHROOM

A three piece suite comprising of panelled bath, with shower head over, Heated towel rail, wood effect flooring.

OUTSIDE

To the front of the property there is a paved pathway leading to the covered entrance, enclosed with brick wall and gate. To the rear of the property there is a

good sized rear garden with area laid with lawn, wooden shed with electric supply, rear gate leading to off road parking for multiple vehicles.

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 mains water, sewage and electric are connected. The house benefits from solar panels, LPG Avanti gas fired radiator central heating and double glazing. There is an annual service charge of £70. The gas tank for the whole estate is maintained by the resident management company. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

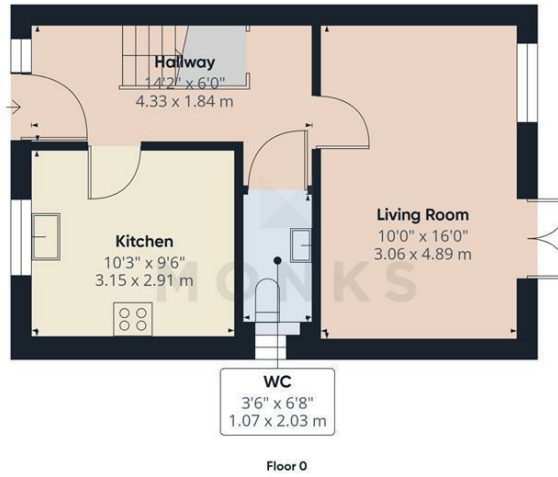
NEED TO CONTACT US

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.

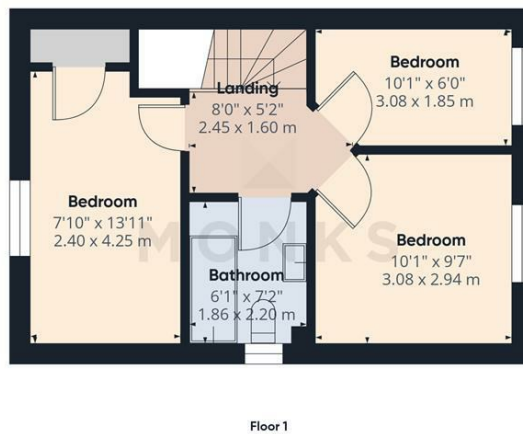
1 Cysgod Y Gyrrn, Llansilin, Oswestry, SY10 7LQ.

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Approximate total area⁽¹⁾
732 ft²
67.9 m²



(1) Excluding balconies and terraces

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	76	79
	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC 	

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