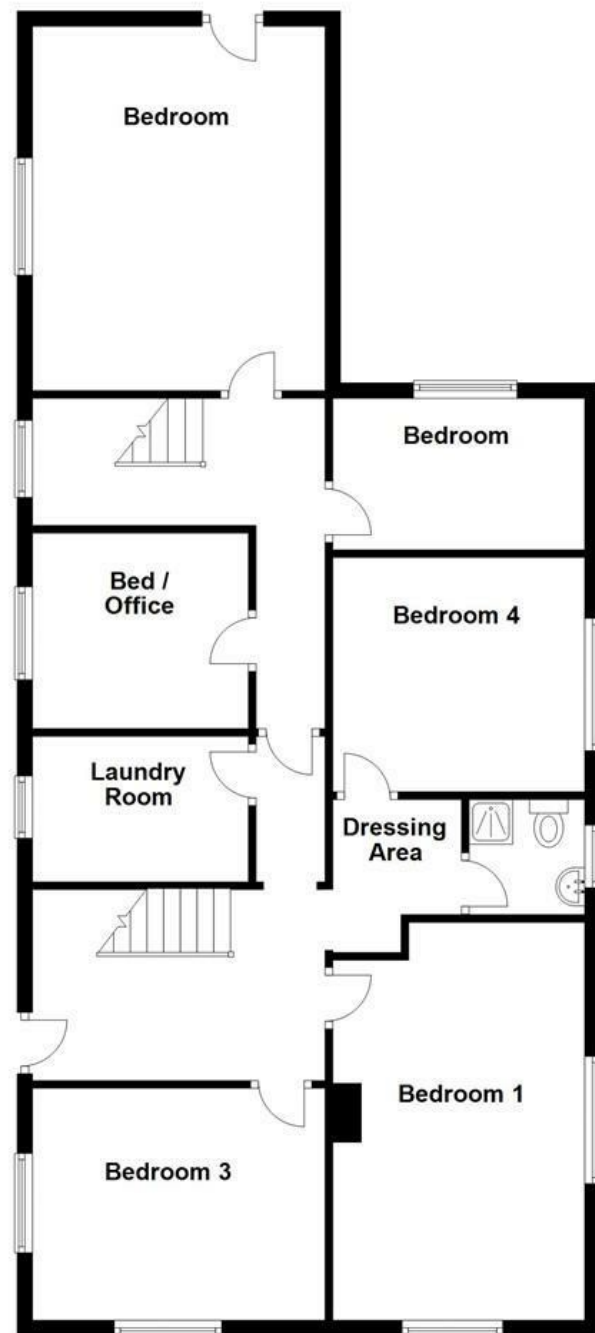


Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



**Clyrun Fach Llansilin, Oswestry, SY10 7JN**  
**Offers over £325,000**

WOODHEAD'S are please to bring to the sales market this VERSATILE DETACHED COTTAGE in a rural setting with APPROXIMATELY 1.25 ACRES OF LAND and STUNNING VIEWS OVER THE OPEN COUNTRYSIDE. Boasting ample potential for split living or holiday let. In brief the accommodation affords; Porch, Living room, kitchen/ breakfast room, dining room, bathroom, wet room, utility area, hall, second kitchen and downstairs bedroom. To the first floor are FIVE BEDROOMS, one being en-suite, living room, to landing spaces and store room. Externally there is parking to the front, workshop and extensive grounds.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL T: 01691 680044 F: 01691 662999  
E: sales@woodheadsalesandlettings.com www.woodheadsalesandlettings.com

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#### DIRECTIONS

SAT NAV WILL NOT TAKE YOU DIRECTLY TO THE PROPERTY.

From Oswestry, proceed up Willow Street passing the Fire Station. Continue through the hamlet of Rhydycoesau and go over a small bridge and after two miles take a right hand turn signposted Rhiwlas, Llangadwaldr, Llanarmon DC (this is the 2nd signpost to Rhiwlas) Continue along this lane bearing right at the junction for 1.5miles. The property will be seen on your left hand side.

#### LOCATION

Llansilin is a popular village in the county of Powys. It lies on the border between Wales and England within the Tanat Valley area which is known to be an area of outstanding natural beauty. The village sits south of the Berwyn Mountains which offers some truly breath-taking views. The village has facilities for day to day needs, popular primary school and the church of St Silin.

Gobowen station is about 5.5 miles and provides regular rail services to Chester, Liverpool, Birmingham and London.

#### PORCH

3.38m x 1.47m (11'01 x 4'10)

Wood and glazed front door, window to the front and side elevation, and archway into;

#### LIVING ROOM

4.98m x 3.10m (16'04 x 10'02)

Character room with beams to ceiling, inset wood burner set on slate hearth, window to the side elevation, radiator, ceiling light and staircase to first floor.



#### KITCHEN/ BREAKFAST ROOM

4.09m x 3.05m (13'05 x 10)

Fitted with a range of wall and base units with work surfaces over, electric oven with 'LPG' gas hob over, inset sink with mixer tap and drainer, void for fridge freezer. Exposed stone wall, radiator, ceiling light, uPVC window to the rear elevation and uPVC double doors opening onto the patio sitting area.



#### BATHROOM

2.01m x 1.98m (6'07 x 6'06)

Panelled bath with shower attachment, low level WC, pedestal wash hand basin, window to the rear elevation, ceiling light, radiator and part tiled walls.

#### DINING ROOM

3.12m x 2.92m (10'03 x 9'07)

With window to the rear elevation, ceiling light and radiator.

#### WET ROOM

2.41m x 1.98m (7'11 x 6'06)

Shower with tiled surround, high flush WC, pedestal wash hand basin, part tiled walls, ceiling light, extractor fan and window to the side elevation.

#### UTILITY

Work surfaces with inset sink with mixer tap and void below for washing machine and tumble dryer, ceiling light, window to the rear elevation, and external door leading to the side. Sliding door into;

#### HALL

With wooden door leading to the front, ( second entrance ) , second staircase rising to the first floor, tiled flooring, ceiling light, built in storage. Doors off to;

#### BEDROOM TWO

4.72m x 3.78m (15'06 x 12'05)

Double room with window to the front and side elevations, TV point, radiator and ceiling light.



#### KITCHEN TWO

3.58m x 3.23m (11'09 x 10'07)

Fitted with wall and base units with work surfaces over, sink with mixer tap, window to the front elevation with deep sills, beams to ceiling light, ceiling light void for fridge/ freezer, tiled flooring and oven providing the hot water for the original side of the property.

#### FIRST FLOOR

##### LANDING

Door onto the front elevation where there was previously a balcony, beams to ceiling and ceiling light.

##### LIVING ROOM TWO

4.72m x 3.58m (15'06 x 11'09)

Windows to the front and side elevation capturing the beautiful countryside views, double doors opening out to a sitting area, ceiling light, and radiator. There is a chimney breast that has been covered, with stone hearth, which is potential to be re-opened.



#### BEDROOM FIVE

2.77m x 2.46m (9'01 x 8'01)

With window to the side elevation, radiator and ceiling light.

#### OFFICE

2.44m x 1.80m (8 x 5'11)

Fitted with a works bench, fitted storage cupboards, ceiling light, radiator and window to the front elevation.

#### LAUNDRY ROOM

2.38m x 1.55m (7'09 x 5'01)

Previously the old bathroom, with plumbing still in place. Currently used as a storage area, cupboard housing the water cylinder, window to the front elevation, ceiling light and radiator.

#### LANDING TWO

Door to the front elevation, over stairs shelving, ceiling light, radiator, and stairs to the ground floor living room.

#### BEDROOM THREE

3.45m x 2.97m (11'04 x 9'09)

Window to the front and side elevation, radiator and ceiling light.

#### BEDROOM FOUR

2.97m x 2.90m (9'09 x 9'06)

Currently being used as an home office, window to the rear elevation, ceiling light and radiator.

#### BEDROOM ONE

4.98m x 2.90m (16'04 x 9'06)

With window to the front and side elevation taking advantage of the beautiful views over the garden and beyond, radiator and ceiling light.



#### EN-SUITE

With enclosed shower cubicle, low level WC, pedestal wash hand basin, window to the rear elevation, radiator, tiled walls and flooring.

#### EXTERNAL



#### FRONT

To the front of the property, there is a driveway leading up to the parking area, providing off road parking for several vehicles. There is a sloped area with apple trees and shrubbery.

#### SIDE

Leading from the kitchen there is a patio sitting area, steps leading up to a tiered area with planting and trees borders. There is a workshop set on hardstanding, with lawn area, mature planting and trees. The plot size is approximately 1.25 acres of ground.



#### AGENTS NOTES

Please note the land to the left ( from the front aspect ) is being separated from the original deeds.

#### TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

#### SERVICES

We have been informed by the seller that the property benefits from private water supply, septic tank, oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

#### FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

#### LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

#### COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

#### MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.

#### HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

#### VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.