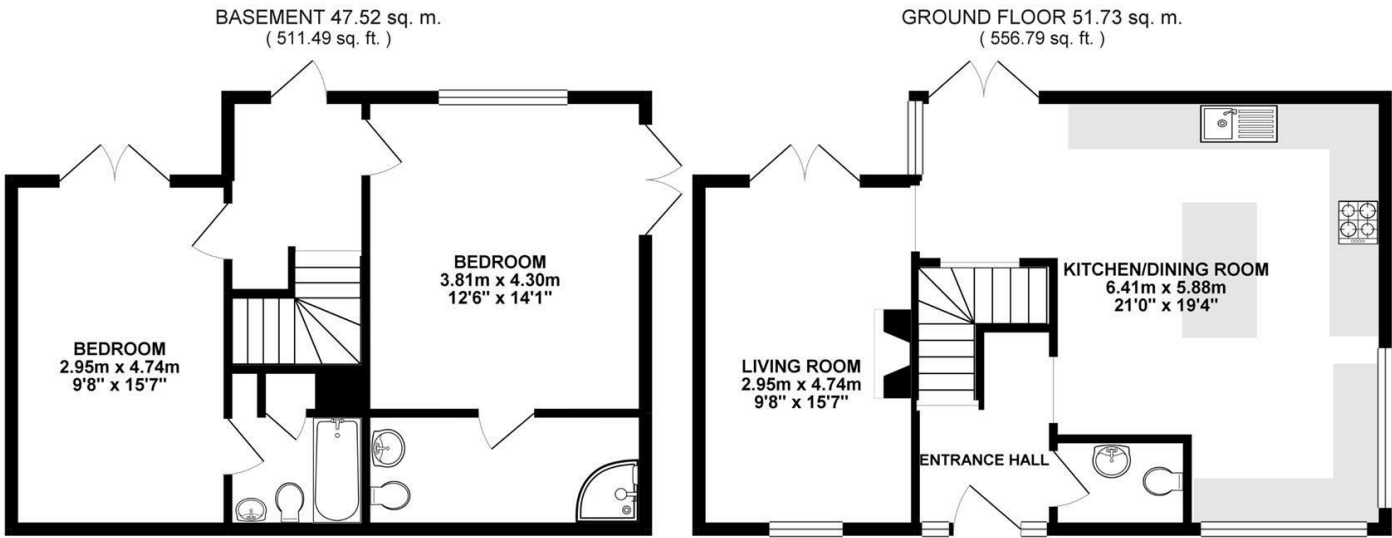


TO LET

Ty Cerrig Bach Gyrn Road, Selattyn, SY10 7DJ



TOTAL FLOOR AREA : 99.25 sq. m. (1068.28 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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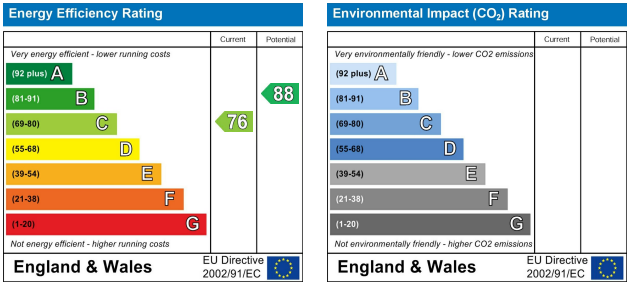
TO LET

£995 Per Calendar Month

Ty Cerrig Bach Gyrn Road, Selattyn, SY10 7DJ

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.



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Ellesmere Lettings
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Oswestry (3 miles), Ellesmere (10 miles), Wrexham (13 miles)

All distances approximate

- Newly Constructed
- Beautifully Appointed
- Open-Plan Living/Kitchen/Dining Area
- Two En-Suites
- Off-Street Parking
- Panoramic Views

DESCRIPTION

Ty Cerrig Bach perches in a prime elevated position above the traditional village of Selattyn, which enjoys a particularly charming rural ambience whilst benefitting from a respectable range of day-to-day amenities, including School, Public House, and Church, alongside excellent opportunities for walking and cycling in the myriad interconnecting lanes and footpath which wind the through the open countryside which surrounds the village.

The property is conveniently situated around three miles to the north of the vibrant market town of Oswestry, which provides a more comprehensive array of amenities, including Supermarkets, Medical Facilities, Restaurants, and a range of independent Shops; with the county centres of Wrexham and Shrewsbury positioned to the north and south respectively and offering a wider range of attractions.

The property is beautifully presented throughout with a range of high-end finishes, and built to a bespoke design to fully capitalise on the far-reaching panoramic views which unfold across both the village and the undulating countryside which lies beyond. With a split-level arrangement providing, on the upper floor, a range of reception rooms with elevated views to the north, and, below, two generously proportioned Bedrooms, each with En-Suites.

Externally, the property is complemented to the fore by ample off-street parking for a number of vehicles, with, to the rear, an elevated veranda which seamlessly links with the living space. Further external space is provided below by way of a gravelled area featuring a stone-built storage shed.

THE ACCOMMODATION COMPRISES

- Entrance Floor -
Living Room: 2.95m x 4.74m
Kitchen/Dining Area: 6.41m x 5.88m
Entrance Hall:
Cloakroom:

- Lower Floor -
Bedroom One: 3.81m x 4.30m
En-Suite:
Bedroom Two: 2.95m x 4.74m
En-Suite:
Lower Hallway:

DIRECTIONS

Leave Oswestry to the north via the B4579, continuing for around 3 miles until, when reaching the heart of the village of Selattyn, a left hand turn leads on to Gyrn Road, where, shortly after, the property will be positioned on the right.

W3W

///shirts.paintings.outgrown

HOLDING DEPOSIT

A holding deposit equal to one weeks' rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to one week's rent will be due to be held by the DPS.

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

SERVICES

The property is understood to benefit from mains water and electric. The heating is oil-fired and drainage is to a private system.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

