

FOR SALE

Hillside Cabin, Llangynog, Oswestry, SY10 0HJ

Halls 1845



FOR SALE

Offers in the region of £175,000

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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.

Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



OnTheMarket.com



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Set in the beautiful Tanat Valley in the picturesque village of Llangynog this Holiday cabin sits in a plot of around 1/2 acre. The cabin has open plan kitchen/dining/lounge two bedrooms and shower room. The property boasts lovely views and great location for those looking for outdoor pursuits of walking, mountain biking and water sports in near by Bala. The cabin has no drinking water and can only be used 11 months of the year. Ideal Air B&B cabin.



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Holiday Use Only - Not a Permanent Residence**
- **Rural, Tranquil Location**
- **Cabin is Nestled in a Beautiful Countryside Location**
- **Two Large Bedrooms**
- **Vaulted Ceilings and Open Plan Living Area**
- **Viewing Advised**

Double Glazed Entrance Door
Leading to

Open Plan Living Area

Kitchen
13'6 x 9'6
With vaulted ceiling, range of wall and base units with laminate work surfaces, space for electric cooker and fridge, stainless steel sink drainer unit with mixer tap, double glazed window to the side elevation, smoke alarm, opening into

Lounge/Dining Room
19'3 x 13'3
With vaulted ceiling, double glazed windows to side and front elevations, double glazed French doors leading onto the decked seating/entertaining area, four wall light points, bt point, wall mounted electric feature fire.

Bedroom One
9'9 x 9'7
Vaulted ceiling, double glazed window to the side elevation.

Bedroom Two
9'7 x 9'6
Vaulted ceiling, double glazed window to the side elevation.

Shower Room
Vaulted ceiling, walk in electric corner shower, low level W.C., pedestal wash hand basin, electric heated towel rail, wall mounted electric heater, frosted double glazed window to the side elevation, storage cupboard.

Externally
The cabin has gated vehicular access leading to an overall plot of approximately around half an acre which is grassed, with a stream.

Agents Notes
The property has private drainage also has no drinking water, water for the shower and toilet is supplied from the stream. The property has an 11 month occupancy restriction.

Services
Mains electricity is connected at the property. There is private drainage and there is no drinking water supply connected. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'A'

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Directions
Postcode for the property is SY10 0HJ

What3Words Reference is [///flocking.outnumber.agency](https://www.what3words.com/#!/flocking.outnumber.agency)

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com