

FOR SALE

Hillside Cabin, Llangynog, Oswestry, SY10 0HJ



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£185,000

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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.

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.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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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'

Viewing

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY10 0HJ

What3Words Reference is ///flocking.outnumber.agency

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

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