

TO LET

4, Glanrafon, Llanwddyn, Oswestry, SY10 0LU



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



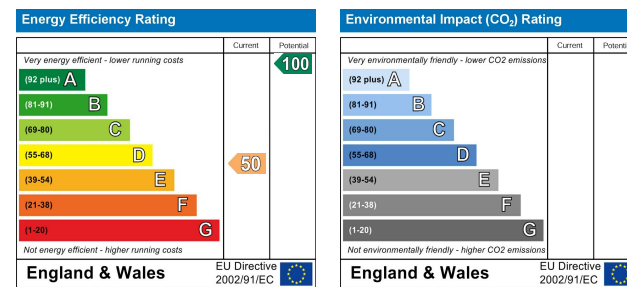
TO LET

Offers In The Region Of £950 Per Calendar Month

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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.



01691 670 320

**Oswestry Lettings**  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry.lettings@hallsgb.com



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- 3 double bedrooms
- Log burner
- Recently refurbished
- What 3 Words:  
///graph.groups.decoded
- EPC E
- Stunning location

**DIRECTIONS**

From the office proceed toward signs towards the A495 and follow signs to Lake Vyrnwy. Once you have entered into Llansantffraid-y-Mechain follow the B4393, approaching a T junction turn right on the A490. Once you get to the end of the A490 continue on B4393 until you hit the 'Welcome to Lake Vyrnwy' sign Just before the sign, turn left down a long driveway which leads you to the property.

**SITUATION**

Lake Vyrnwy is a man-made water reservoir within walking distance. The dramatically contrasting landscape of Snowdonia - craggy mountains, wild moorland, forests, spectacular waterfalls - all combine to create a bewitching backdrop to Lake Vyrnwy itself. With 16,000 acres being a dedicated RSPB reserve, Lake Vyrnwy is a country lover's paradise where peace and tranquillity abounds.

**LIVING ROOM**

13'2" x 11'8" (4.03 x 3.56)

Entering into the living room you are met with an inglenook fireplace featuring a log burner with a back boiler which provides the hot water for the taps and central heating for the whole cottage, newly fitted carpets, single glazed window, wall-mounted double radiator.

**KITCHEN**

9'6" x 9'4" (2.92 x 2.86)

Newly fitted both eye and low-level units, newly fitted wall-mounted double radiator and newly fitted laminated flooring as well as kitchen island and stools.

**BATHROOM**

9'7" x 9'3" (2.94 x 2.83)

Newly fitted laminate flooring, along with new enclosed shower, white basin sink, white basin WC, newly fitted wall-mounted double radiator.

**BEDROOM 1**

15'11" x 9'9" (4.87 x 2.98)

Entering into the main bedroom you are met with single glazed window which looks out to the woodlands, new double wall-mounted radiator and newly laid carpet.

**BEDROOM 2**

9'3" x 11'2" (2.83 x 3.41)

Entering into the second bedroom you are met with single glazed window which looks out into the back garden and the back garden and woodlands, newly fitted double wall-mounted radiator and newly laid carpet.

**BEDROOM 3**

8'3" x 8'8" (2.52 x 2.65)

Third bedroom you are met with singled glazed window, newly fitted double wall-mounted radiator and newly laid carpet, one single glazed privacy glass looking over the stairs.

**GARDEN**

Enclosed self contained rear garden with two stone outbuildings for storage, newly terraced with separate storage area for bins and steps leading up to the lawned terraces and a gate at the end leading into the woodlands and off to the nearby Lake Vyrnwy hotel, looking out into the woodlands and surrounding hillside.

**HOLDING DEPOSIT**

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

**DEPOSIT**

£1,096.00 To be held in the Deposit Protection Service.

**VIEWINGS**

By appointment through the letting agents. Halls Oswestry Office, TEL (01691) 670320.

**COUNCIL TAX**

Tax Band C, Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

