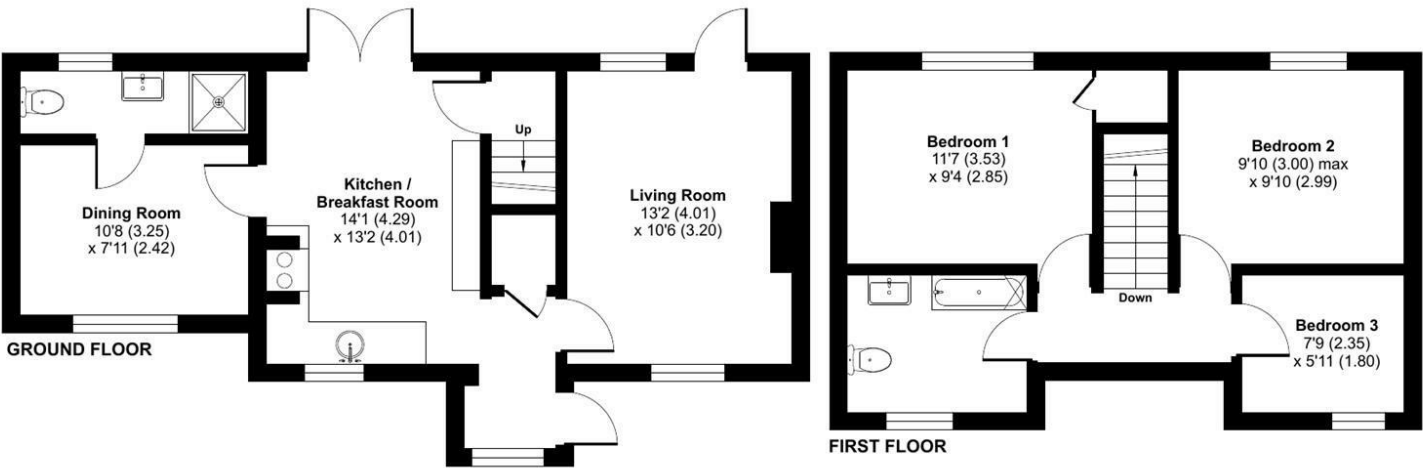


FOR SALE

16 Bryn Siriol, Llansantffraid, Powys, SY22 6AW



Approximate Area = 871 sq ft / 80.9 sq m
For identification only - Not to scale

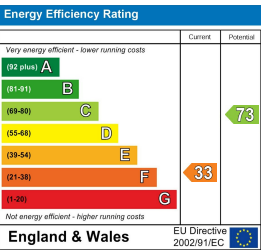


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1254934

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.

Energy Performance Rating



01691 670320

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



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FOR SALE

Offers in the region of £245,000

16 Bryn Siriol, Llansantffraid, Powys, SY22 6AW

Nestled in the charming village of Llansantffraid, 16 Bryn Siriol presents a wonderful opportunity to acquire a spacious semi-detached house that is perfect for family living. This delightful property boasts three bedrooms with two bathrooms ensuring convenience for all residents and guests alike.

As you enter the home, you are greeted by a welcoming living room, complete with a log burner that adds a touch of warmth and character, making it an ideal spot for cosy evenings. The dining room offers a perfect setting for family meals and entertaining friends or alternatively could be used as a home office or play room.

Outside the property benefits from off-road parking for two vehicles together with good size gardens front and rear, the latter of which provides beautiful open views over fields.



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Spacious 3 Bed Semi-Detached House
- Spacious Kitchen/Dining Room with Aga
- Lovely Living Room with Log Burner
- Character Fireplaces and Floors
- Off-Road Parking for 2 Vehicles
- Rear Garden with Open Field Views

DIRECTIONS
From Oswestry proceed on the A495 in the direction of Welshpool. On reaching the village of Llynclys turn right at the crossroads in the centre onto the A495 (by the White Lion Pub). Stay on the A495 passing through Porthywaen and into the village of Llasantffraid. Turn right onto Winllan Road (B4393) and take the third turning into Bryn Siriol where the property will be found on the left hand side identified by the Agent's for sale board.

SITUATION
The property is situated in the thriving village of Llansantffraid which offers a good range of day to day amenities including school, doctors surgery, restaurant, public house and shops and is within easy reach of arterial roads. The market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows daily travelling to Shrewsbury and Telford to the South and Wrexham, Chester and The Wirral to the North West.

DESCRIPTION
A well presented semi-detached home offering a warm and inviting layout in the popular village of Llansantffraid. Inside, the open-plan kitchen/dining room is the heart of the property, designed for both functionality and style. The kitchen features built-in appliances including an Aga and smart storage solutions. There is a comfortable living room with a log burner ideal for relaxing or casual dining. In addition there is a separate dining room which could be used as a home office or play room and a ground floor WC/shower room. Upstairs there are, three bedrooms all served by a modern bathroom which is sleek yet simple, with a bathtub with shower over. This home also offers original features such as original brick fireplaces, quarry tiled floors plus two sets of French doors opening out from the kitchen/breakfast room and living room direct to the patio and garden and wonderful open views over open fields beyond.

ENTRANCE
UPVC double glazed door, obscure uPVC double glazed window.

LIVING ROOM
Lovely original brick fireplace with fitted log burner and and beam over, quarry tiled floor, ceiling spotlights, uPVC double glazed window, uPVC double glazed French doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM
Fitted with a matching range of base units and eye level wall cupboards with worktop over and tiled surround. Inset hob with extractor above, inset eye level oven and grill, Inset stainless steel sink and drainer with mixer tap over. Original chimney recess with beam and fitted Aga. Space and plumbing for washing machine and dishwasher, further appliance space, quarry tiled floor, ceiling spotlights, uPVC double glazed window, uPVC double glazed French doors leading out to the rear garden. Door to staircase leading to:

DINING ROOM
With ceiling beams, fitted wall cupboards, wood effect flooring.

GROUND FLOOR SHOWER ROOM
Fitted with low level flush WC, wash hand basin and shower cubicle. UPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM 1
Built-in wardrobes and shelving, exposed floorboards, fitted shelf, uPVC double glazed window.

BEDROOM 2
UPVC double glazed window, exposed floorboards.

BEDROOM 3
UPVC double glazed window, exposed floorboards.

BATHROOM
Fitted bathroom suite comprising panelled bath with shower above and glazed splash screen and tiles, vanity wash hand basin and close coupled WC. Fitted shelf, vinyl floor covering, uPVC double glazed window.

OUTSIDE
To the front of the property is off road parking for 2 vehicles. A central pathway leads to the front door flanked either side by lawned gardens.

THE GARDENS
To the rear of the property both sets of French doors open out onto a flagged patio area which provides an ideal outdoor entertainment/barbecue space. The gardens beyond are laid to lawn with established hedges and shrubs with fantastic views beyond over open fields.

GENERAL REMARKS

FIXTURES, FITTINGS AND CONTENTS
The fitted carpets as laid. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, drainage and electricity are understood to be connected to the property. Oil fired central heating is installed throughout. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
It is understood that the property is currently banded in Council Tax Band C - Powys.

ANTI-MONEY LAUNDERING (AML) 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.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.