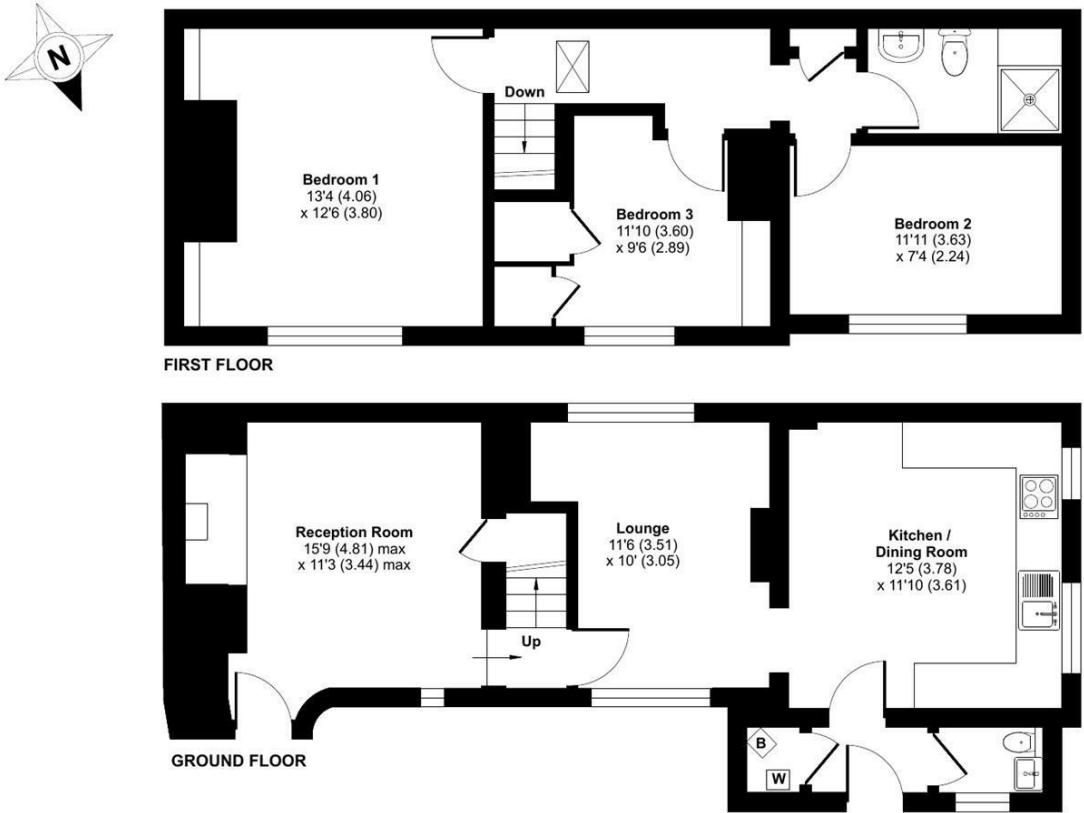


TO LET

Tan-y-Llidiart, Bwlch y Ddar, Llangedwyn, Oswestry, SY10 9LL



Approximate Area = 965 sq ft / 89.6 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). © nktchcom 2025. Produced for Halls, REF: 1359818



TO LET

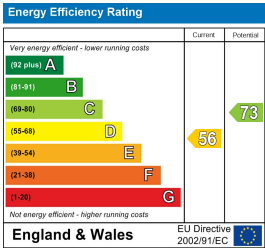
£1,100 Per Calendar Month

Tan-y-Llidiart, Bwlch y Ddar, Llangedwyn, Oswestry, SY10 9LL

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



A charming three-bedroom detached cottage set in an elevated position with stunning countryside views. Offering two reception rooms, a kitchen/dining room, lawned gardens and a raised decked terrace, this home combines character with everyday comfort, all within a peaceful rural village setting close to Oswestry and Llanfyllin.



01691 670320

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




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01691 670320



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Charming three-bedroom detached cottage
- Elevated position with superb countryside views
- Two versatile reception rooms
- Lawned gardens with raised decked terrace
- Peaceful rural setting within easy reach of Oswestry, Llanfyllin and Welshpool
- Rare opportunity to rent in a desirable rural location

DESCRIPTION

Tan-y-Llidiart is a charming three-bedroom detached cottage, enjoying an elevated position with far-reaching views across open countryside. The property offers well-balanced accommodation arranged over two floors, combining traditional character with everyday practicality.

On the ground floor, a welcoming reception room with feature fireplace leads through to a second lounge, ideal as a cosy sitting room or study. To the rear is a fitted kitchen/dining room, providing ample space for family meals and direct access to the outside.

Upstairs, there are three bedrooms, including a generous principal bedroom, a further double and a single, all served by the family bathroom.

OUTSIDE

The property enjoys an elevated setting with mature lawned gardens, well-stocked borders and a raised decked terrace, all positioned to take full advantage of the wonderful countryside views. A public footpath and adjoining bridleway run nearby, giving direct access to scenic walking and riding routes through the surrounding countryside

DIRECTIONS

From Oswestry, take the A483 south towards Welshpool. At Llyncllys Crossroads, turn right and follow the road directly towards Llangedwyn. Upon reaching Llangedwyn, turn left by the school and continue uphill to the top of the hill to Bwlch y Ddar.

W3W

What3Words///:intersect.dreaming.obtain

SITUATION

Situated in the rural village of Llangedwyn, the property enjoys a peaceful setting with access to beautiful walking routes and stunning scenery. Llansilin and Llanfyllin are nearby, offering a range of everyday amenities, shops, and schooling. Oswestry is within easy reach, providing more extensive shopping, leisure, and transport facilities.

SCHOOLING

The area is well served by both primary and secondary education. Llangedwyn Church in Wales Primary School is within the village, whilst further primary provision is available at Llanrhaeadr Ym Mochnant and Llanfyllin. Llanfyllin also offers the highly regarded Llanfyllin High School and Sixth Form, providing a broad curriculum and excellent facilities. Independent schooling is available at Moreton Hall, Packwood Haugh, and Oswestry School, all within comfortable driving distance.

SERVICES

We understand the property has the benefit of mains electricity, private water supply, and private drainage. Heating is provided by an oil-fired central heating system.

TENURE

The property is offered to let on an Assured Shorthold Tenancy (AST).

LOCAL AUTHORITY

Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG.
Tel: 01597 826000

COUNCIL TAX

The property is in Council Tax Band D (Powys County Council).

VIEWINGS

Strictly by prior appointment through the sole letting agents, Halls, Oswestry Office.
Tel: 01691 670 320.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required