

TO LET

2 Back Chapel Street, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0NR

Halls 1845



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

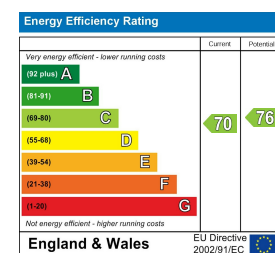


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC



01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
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2 Reception
Room/s



4 Bedroom/s



4 Bath/Shower
Room/s



- Oil Central Heating
- Under Floor Heating
- 4 Double-Bedrooms
- Ample Parking
- Open Living/Dining room
- Available 1st December 2025

LOCATION

The property is situated in the picturesque village of Llanrhaeadr-Ym-Mochnant close to the confluence of the Rivers Tanat and Rhaeadr in the stunning Berwyn Mountains. The village itself offers a good range of local amenities including an excellent primary school, grocery store, newsagents, doctors surgery, dental clinic, hotel and public houses.

PISTYLL RHAEADR WATERFALL

The tallest waterfall in Wales located only 5 miles away. Pistyll Rhaeadr the highest single drop waterfall in the country and is counted as one of the Seven Wonders of Wales.

BERWYN MOUNTAINS

This stunning natural location provides some excellent opportunities for getting to grips with the Welsh countryside and its secret beauty. Summits in the Berwyn Mountain range include the impressive Cadair Berwyn, which reaches to 830 metres, Moel Sych reaches 827 metres, and at 784 metres, Craig Rhiwarth with its remains of an iron age settlement. On the way the views are breath taking with streams, cliff edges, moors and valleys.

DIRECTIONS

W3W: voting.masterful.paintings

HALLWAY

From a external dark grey uPVC door with natural coir inset door mat. Tiled floor with underfloor heating, part obscure double glazed window, thermostat control.

CLOAKROOM

Fitted with a two piece suite comprising low level flush WC with soft close seat and half pedestal wash hand basin with mono block tap. Part tiled walls, tiled floor with underfloor heating, extractor fan, skylight.

LIVING/DINING ROOM

44'3" x 16'6" [13.5 x 5.04]

A stunning double aspect room with two sets of French doors leading out to the patio area, four further windows, oak wood floor with underfloor heating, integrated zoned ceiling spotlights, oak and glass staircase to first floor.

KITCHEN

14'5" x 15'10" [4.40 x 4.84]

A luxury room fitted with a superb range of base units and eye level wall cupboards with Calcutta quartz worktop over with upstand. Whirlpool dual electric oven and Whirlpool integrated induction hob with Whirlpool extractor canopy over. Floor standing tall corner cupboard with le mans shelving, floor standing tall pantry unit with interior shelving and wire baskets. One slim floor standing pull out larder with wire baskets. Fitted island unit with two pop up sockets and storage cupboards and drawers beneath. Stainless steel sink with drainer and mono block mixer tap with shower end. Integrated dishwasher. Two skylights with wall mounted controller, three uPVC windows. Oak floor with underfloor heating, one extra large oak hanging wooden light fitting, under cupboard LED lighting. Oil tank sensor plug.

MEZZANINE LEVEL

Partially over kitchen. Accessed via carpeted stairs. Two skylights with wall mounted controller, oak flooring, two oak and glass balustrades, two medium oak hanging wooden light fixtures.

REAR ENTRANCE/UTILITY

3'10" x 11'4" [1.19 x 3.47]

From a dark grey uPVC door with part obscure double glazed window and natural coir inset door mat. Fitted with a matching range of base and eye level wall cupboards with Calcutta quartz worktop over and upstand. Stainless steel sink and drainer with mono block mixer tap. Space and plumbing for washing machine and tumble dryer. Underfloor heating and underfloor heating manifold in base unit. Boiler pressure taps, main stop tap, central heating fuse spur, central heating wall mounted controller, main fuse board. Sash window, skylight with wall mounted controller.

GROUND FLOOR BEDROOM

15'2" x 9'0" [4.63 x 2.75]

Featuring spacious elevated ceilings, feature arched window and double glazed uPVC window, oak flooring with underfloor heating, skylight with blinds and wall mounted controller. Wall mounted glass fitting, two ceiling hanging pendant fittings.

GROUND FLOOR BEDROOM/STUDY

15'2" x 9'0" [4.63 x 2.75]

Elevated ceilings, double glazed uPVC window, oak flooring with underfloor heating. Skylight with blinds and wall mounted controller. Wall mounted glass fitting, two ceiling hanging pendant fittings.

GROUND FLOOR SHOWER ROOM

3'6" x 9'7" [1.07 x 2.94]

Fitted with a three piece suite comprising large walk-in shower cubicle with Mirz Azora electric shower and sliding doors, low level flush WC with soft close lid, half pedestal wash hand basin with mono block tap. Tiled floor with underfloor heating, tiled walls, luxury heated ladder radiator, recessed spotlights, extractor fan, wall mounted illuminated mirrored cabinet with interior shaver charging point. Obscure window.

FIRST FLOOR LANDING

With feature tread and glassed staircase, oak floor, two skylights with blinds and wall mounted controller, recessed spotlights, ceiling mounted feature light.

BEDROOM (left)

13'1" x 10'2" [4.01 x 3.11]

With fitted wardrobes with lighting, oak flooring, exposed beams, uPVC window, skylight with blinds and wall mounted controller, four wall mounted glass light fittings, recessed spotlights,

EN-SUITE

3'4" x 10'11" [1.04 x 3.34]

Fitted with a three piece suite comprising large walk-in shower cubicle with Mira Azora electric shower and sliding double doors, half pedestal wash hand basin with mono block mixer tap and low level flush WC with soft close lid. Tiled floor, part tiled walls. Skylight with blinds and wall mounted controller, extractor fan, , four wall mounted light, illuminated mirror with integrated shaver charge point, luxury heated towel rail, exposed beams.

BEDROOM (right)

15'2" x 9'0" [4.63 x 2.75]

With fitted wardrobes with lighting, recessed cupboard, oak flooring, exposed beams, uPVC window, skylight with blinds and wall mounted controller, four wall mounted glass light fittings, recessed spotlights,

EN-SUITE

3'4" x 10'11" [1.04 x 3.34]

Fitted with a three piece suite comprising large walk-in shower cubicle with Mira Azora electric shower and sliding double doors, half pedestal wash hand basin with mono block mixer tap and low level flush WC with soft close lid. Tiled floor, part tiled walls. Skylight with blinds and wall mounted controller, extractor fan, , four wall mounted light, illuminated mirror with integrated shaver charge point, luxury heated towel rail, exposed beams.

GARDENS

To the front of the property is a communal tarmacadam and stoned driveway with two parking spaces. To the rear is an enclosed garden with paved patio area. All paths benefit from exterior lighting and outdoor plugs. Oil combination boiler and bunded oil tank, exterior lagged tap,

LOCAL COUNCIL

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone [01938] 552828
The property is in Band 'F'

DEPOSIT

A security deposit of £1,500 will be required to be held by the landlords DPS.

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.

VIEWINGS

By appointment through the Letting Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.