

Ysgubor Y Graig, Priddbwll Bach, Llangedwyn, Oswestry, SY10 9LB

Brick paved drive leads to the integral garage. There is a laid to lawn area to the front and West with a variety of plants, shrubs and bushes. There is a further garden area to the West end of the property with raised paved patio area ideal for alfresco dining and steps lead up to a further lawned area. There is picket style fencing to the rear boundary and the end boundary overlooking the pasture land. There is a lean to log store. External water point/tap adjacent to the back door on the North elevation.

**INTEGRAL GARAGE**

17'5" x 12'10" (5.31m x 3.91m) (Internal Measurements) With concrete floor, power and light points, fitted work bench.

**LOCAL COUNCIL**

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

**VIEWING**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320. WE HAVE BEEN ADVISED BY THE VENDORS SOLICITOR THAT BUILDING REGULATIONS DOCUMENTS ARE NOT AVAILABLE FOR THIS PROPERTY, THEY CANNOT BE OBTAINED AND ANY PROSPECTIVE PURCHASER SHOULD SATISFY THEMSELVES WITH THEIR OWN

SOLICITOR THAT A PURCHASE CAN BE MADE.

**HOW TO MAKE AN OFFER**

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. 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. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

**TENURE**

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor. WE HAVE BEEN ADVISED BY THE VENDORS SOLICITOR THAT BUILDING REGULATIONS DOCUMENTS ARE NOT AVAILABLE FOR THIS PROPERTY, THEY CANNOT BE OBTAINED AND ANY PROSPECTIVE PURCHASER SHOULD SATISFY THEMSELVES WITH THEIR OWN SOLICITOR THAT A PURCHASE CAN BE MADE.



**FOR SALE**

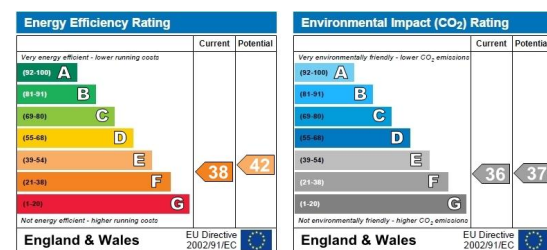
Chain Free £169,950

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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 Ratings**



CASH PURCHASERS ONLY. A wonderful opportunity to purchase a detached barn conversion, in need of some updating, situated in a most delightful Welsh Borderland Hamlet. Featuring electric central heating and benefitting from a host of period features. Offering a lovely reception room and two bedrooms with garage and gardens this South Facing barn must be viewed to be appreciated.



**01691 670 320**

**Oswestry office:**  
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB  
E. oswestry@hallsgb.com



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Oswestry (8 Miles) Shrewsbury (24 Miles) Welshpool (15.5 miles)  
All Distances Approximate



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Barn Conversion
- Located in Quiet Hamlet
- Outstanding Countryside
- South Facing Gardens
- Believed Approx 17th C
- Must View to Appreciate

#### LOCATION

Llangedwyn enjoys primary school, church, public house, village hall and an arts and crafts centre.

Shopping, leisure, educational and medical facilities are available in Llanfyllin, Llanrhaeadr and Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the South, Wrexham, Chester and the Wirral to the Northwest. The Orthopaedic Hospital is close by.

#### THE DIRECTIONS

From Oswestry take the A483 towards Welshpool and on reaching Llyncllys crossroads turn right onto the B493 signed Llansantffraid ym Mechain. Continue along this road for some seven miles heading towards Llangedwyn. Take the right hand turn at The Green Inn public house and restaurant. Proceed through a wooded area and then drop down the hill to the

crossroads at the bottom with a red post box. Take the left hand turning signposted Briw at this crossroads. Continue passing Priddbwl Farm on your right hand side, passing through the next farmyard sign posted Priddbwl Ganol. The property can be found marked by our for sale board.

#### AGENTS NOTES

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#### CANOPY

Stone steps with hand rail leading up to the front door which faces South and overlooks the lane.

#### LIVING AREA

28'8" x 17'4" (8.74m x 5.28m)

A dual aspect room with several windows to front and rear elevations, central A frame and King Post and exposed roof and wall timbers, power and light points, dimmer switches, TV point, telephone point, fitted oak bench seat, useful shelving, radiators, a wide doorway to

rear elevation (no pedestrian access), Jotal wood burning stove with chimney funnel, open staircase to bedroom and steps leading up to the raised dining area.

#### DINING AREA

A dual aspect room with windows to front, side and rear elevations, exposed stonework to walls, exposed wall timbers to front elevation, night storage heater, stripped boarded floor, spindled balcony over stairs, power and light points.

From the main living area, stairs lead down to the rear hall.

#### REAR HALL

With quarry tiled floor, night storage heater, cloaks hanging area, exposed beams to ceiling, built in cupboard providing a good amount of cupboard storage and shelving space, hardwood and glazed door leading out to patio area and private access walkway along gable end.

#### KITCHEN

9'10" x 8'0" (3.00m x 2.44m)

A dual aspect room with windows to front and side elevations with wide window sills, a range of fitted pine base units providing a good amount of cupboard storage and drawer space with worktops over, complimentary tiled splashbacks, Belfast style sink unit with brass

mixer tap over, space for cooker, space and plumbing for automatic washing machine, wall mounted electric heater, quarry tiled floor, walk in airing cupboard housing hot water tank, immersion heater and with useful linen shelving, exposed beams to ceiling.

#### BATHROOM

Affording a three piece suite with panelled bath with shower attachment over, low flush WC and wash hand basin, heated towel rail, quarry tiled floor, extractor fan, fitted wall heater, useful shelving, light point.

#### BEDROOM

18'5" x 13'7" (5.61m x 4.14m)

A triple aspect room with windows to front, side and rear elevations, power and light points, radiator, exposed A frame timbers and beams to ceiling, feature stone wall, stripped boarded floor.

#### BALCONY BEDROOM

13'3" x 12'0" (4.04m x 3.66m)

(Some limited headroom) With exposed A frame timbers, beams to ceiling, feature exposed stone wall, power and light points, stripped boarded floor.

#### GARDENS