

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £900

Bwlch Farmhouse, Llansilin

🛏 4 Bedrooms 🚿 1 Bathroom

## Bwlch Farmhouse, Llansilin, Oswestry, Powys, SY10 7JW



### General Remarks

A spacious Four bedroom detached farmhouse situated in a rural location with stunning views over open countryside, between the picturesque villages of Llansilin and Rhydygroesau. The property has recently been fully renovated with the accommodation briefly comprising of: Lounge, Newly fitted Kitchen, Dining Room, Living Room/Study, Four Bedrooms and Bathroom. The property also benefits from an enclosed garden, ample parking and a garden shed. Other storage buildings may be available by separate negotiation. EPC Rating 'D'(56) Council Tax Band 'F'. Rent excludes the holding deposit, security deposits and permitted payments.

**Location:** The property is located between the picturesque villages of Llansilin and Rhydygroesau, approximately 5 miles west of the market town of Oswestry. Both villages contain a selection of local amenities including a Village Hall/Post Office, public house and primary school. Oswestry which contains a larger array of amenities is easily accessible as are the surrounding road connections and railway station at Gobowen. Surrounded by beautiful countryside, the property allows for all benefits of country living combined with accessibility to larger centres.

### Accommodation

The property is constructed of local stone with uPVC double glazing throughout. The property is approached over a concrete farm driveway with ample parking available on the adjoining farmyard. The accommodation briefly comprises:

**Dining Room:** 16' 5" x 12' 10" (5m x 3.91m) Quarry tiled flooring, wood burning stove, Belfast sink, radiator. Opening into:

**Kitchen:** 16' 11" x 10' 11" (5.16m x 3.34m) Newly fitted kitchen, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, space for cooker with extractor hood above. Radiator.

**Lounge:** 16' 3" x 13' 4" (4.96m x 4.07m) Inglenook fireplace with a wood burning stove and tiled hearth. uPVC door to front garden.

**Living Room/Study:** 10' 10" x 10' 9" (3.29m x 3.27m) Radiator. Stairs off Lounge to first floor landing with access to the loft space.

**Bedroom One:** 14' 9" x 13' 8" (4.5m x 4.16m max) Fitted cupboard, radiator.

**Bedroom Two:** 11' 4" x 10' 10" (3.46m x 3.3m) Radiator.

**Bedroom Three:** 17' 0" x 11' 5" (5.19m x 3.47m) Radiator.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



**Bedroom Four:** 10' 7" x 9' 6" (3.23m x 2.9m)

Radiator.

**Bathroom:** 8' 10" x 7' 11" (2.7m x 2.41m) Newly fitted bathroom with suite comprising: Panel bath with shower above, pedestal wash hand basin and low level flush WC. Radiator.

**Externally:** The front and side of the property is laid to lawn with spectacular views over open countryside. To the rear of the property is a parking area and garden storage shed.

**Viewing Information:** To arrange a viewing, please contact the agent's Oswestry office.

**Additional Storage Buildings:** Other storage buildings maybe are available by separate negotiation.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Holding Deposit:** Holding Deposit of £207.00

**Deposit:** Deposit of £1038.00

**EPC Rating:** EPC Rating 'D'(56)

**Council Tax:** Council Tax Band 'F'

**Tenure:** We are informed that the property is freehold.

