



**BOWEN**

PROPERTY SINCE 1862

Offers in the region of £365,000

🏠 3 Bedrooms    🚿 2 Bathrooms

Bro Dawel, Llansilin, Oswestry,  
Shropshire, SY10 7QB

# Bro Dawel, Llansilin, Oswestry, Shropshire, SY10 7QB

## General Remarks

A substantial three bedroom detached bungalow situated in a prime position on the fringes of Llansilin. The property adjoins open countryside to the rear and offers far reaching views of the surrounding landscape. The accommodation has been well maintained and is warmed by oil fired central heating with double glazing throughout.

There is great potential to further improve and personalise the property in line with a purchaser's requirements. Also included is a large attached garage with off road parking provision in front. Early inspection is highly recommended.

**Location:** The property is located on the fringes of the picturesque rural community of Llansilin, approximately 6 miles west of the market town of Oswestry. The village itself includes a selection of local amenities including a community shop/post office and public house.

Oswestry which contains a larger array of amenities is easily accessible as are the surrounding road connections and railway station at Gobowen.



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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.

Surrounded by beautiful countryside, the property allows for all benefits of country living combined with accessibility to larger centres.

### Accommodation

A glazed door at the front of the property leads into:

**Porch:** 5' 10" x 4' 0" (1.78m x 1.21m) With glazed door into:

**Hall:** Radiator, built in storage cupboards, C/H control and doors off to:

**Living Room:** 22' 7" x 12' 2" (6.89m x 3.70m) Marble fireplace, two radiators, TV/telephone points, views over adjoining fields and door to:

**Dining Room:** 11' 7" x 11' 5" (3.53m x 3.47m) Radiator, doors to Conservatory and internal door to:

**Kitchen:** 11' 7" x 10' 9" (3.52m x 3.27m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Integrated oven with hob and extractor hood. Integrated fridge, freezer and dishwasher. Radiator, part tiled walls, vinyl flooring, views of countryside to rear and door to:

**Utility:** 10' 9" x 5' 5" (3.27m x 1.65m) Fitted base/eye level wall units with worktop and inset stainless steel sink/drainers. Radiator, part tiled walls, door to rear gardens and internal door to Hall.

**Conservatory:** 11' 2" x 12' 5" (3.41m x 3.78m) Tiled floor and glazed door to gardens.

**Bedroom 1:** 14' 7" x 11' 2" (4.44m x 3.41m) Radiator, views of countryside to rear and door to:

**En Suite:** 10' 9" x 4' 3" (3.27m x 1.29m) max Shower cubicle with electric shower, pedestal wash hand basin, bidet and low level flush w.c. Tiled walls and radiator.

**Bedroom 2:** 13' 6" x 9' 2" (4.11m x 2.80m) Radiator.

**Bedroom 3:** 9' 2" x 6' 11" (2.80m x 2.11m) Radiator.

**Bathroom:** 8' 5" x 5' 11" (2.56m x 1.81m) Suite comprising corner bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator and tiled walls.

**Garage:** 24' 2" x 9' 11" (7.36m x 3.03m) Electric roller door to front, pedestrian door to garden and light/power facilities laid on.

**Outside:** At the rear of the property there is an externally accessed W.C. (not currently in use due to burst in water supply pipe) and a separate storage room. The gardens are generously sized and include a large paved patio, extensive lawns and a range of mature shrubs/trees bordered by hedges and fencing. A driveway providing off road parking is located at the front.

**EPC Rating:** EPC Rating - Band 'E' (52).

**Council Tax Band:** Council Tax Band - 'E'.

**Local Authority:** Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG.









**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Services:** We are informed that the property has mains water, electricity and drainage connections. The property is warmed by a private oil fired central heating system.

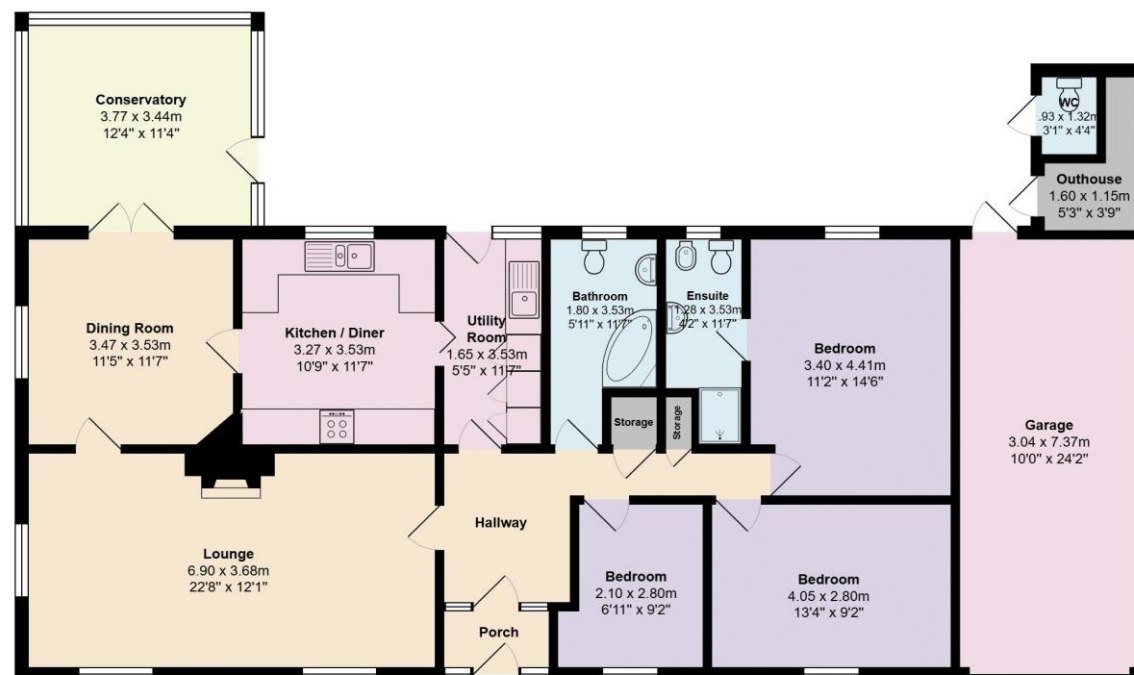
**Directions:** From our Oswestry office proceed up Willow Street and follow this road out of town towards the Old Racecourse. Continue on this road for approximately 6 miles passing through the village

of Rhydycroesau and into the village of Llansilin. Follow the road into the village and around the left hand bend before turning left onto School Lane.

## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Bro Dawel, Llansilin, Oswestry, SY10 7QB



Total Area: 129.3 m<sup>2</sup> ... 1392 ft<sup>2</sup> (excluding garage, outhouse, wc)

All measurements are approximate and for display purposes only

## Get the most out of your property

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