



Roger  
Parry  
& Partners

10 Cysgod Y Gyrn, Llansilin, Powys, SY10 7LQ





**10 Cysgod Y Gyrn, Llansilin, Powys, SY10 7LQ**  
**Asking Price £315,000**

Do you have a property to sell? Easy mover scheme available, please contact the selling agent for full details.

The Cysgod y Gyrn development is a development of 23 houses. All houses are built to a high standard, using quality materials and well known brands. From Magnet kitchens, Franke sinks and taps to Bristan taps and showers. All houses have full fibre broadband.

Plot 10 comprises Entrance hall with cloakroom, kitchen/diner, living room and study/dining room. to the first floor are four bedrooms, bathroom and en-suite. There is an integral garage, driveway for parking and rear garden with countryside views.

These houses have all been built by local skilled tradespeople using high specification fixtures and fittings, and all houses will be sold with a 10-year BLP warranty.





**SPECIFICATION**

10 year BLP guarantee  
Magnet kitchens with Franke taps/sinks  
Beautiful views and places to walk  
Bristan showers/taps  
Finished and ready to move into

**LOCATION**

Just 7 miles from the market town of Oswestry and 2 miles from the border, Llansilin falls within the Welsh county of Powys. The nearby Tanat Valley is an area of outstanding natural beauty, enjoying what is undoubtedly some of the most unspoilt scenery in the county. There are some truly breath-taking views to be found here.

Llansilin has a thriving community life and enjoys the usual facilities which go to serve the villagers day to day needs. These include part time Village Shop, Garage, Part time Post Office, Popular School and the Wynnstay Inn. Secondary schooling is available at the renowned Llanfyllin Secondary School. The major centres of employment and commerce are within daily travelling distance.

**AGENT NOTE**

Please note the internal layout of the house could be slightly different to the floor plan.

**AGENT NOTE.**

Montgomeryshire Homes will help you to sell your existing home. Their aim is to find you a buyer as soon as possible using their recommended estate agent. Please contact the selling agents for full details. Please note terms and conditions apply.

**GENERAL NOTES**

Mains water and drainage. LPG central heating  
Tenure - Freehold  
Powys county council banding TBC  
EPC rating TBC

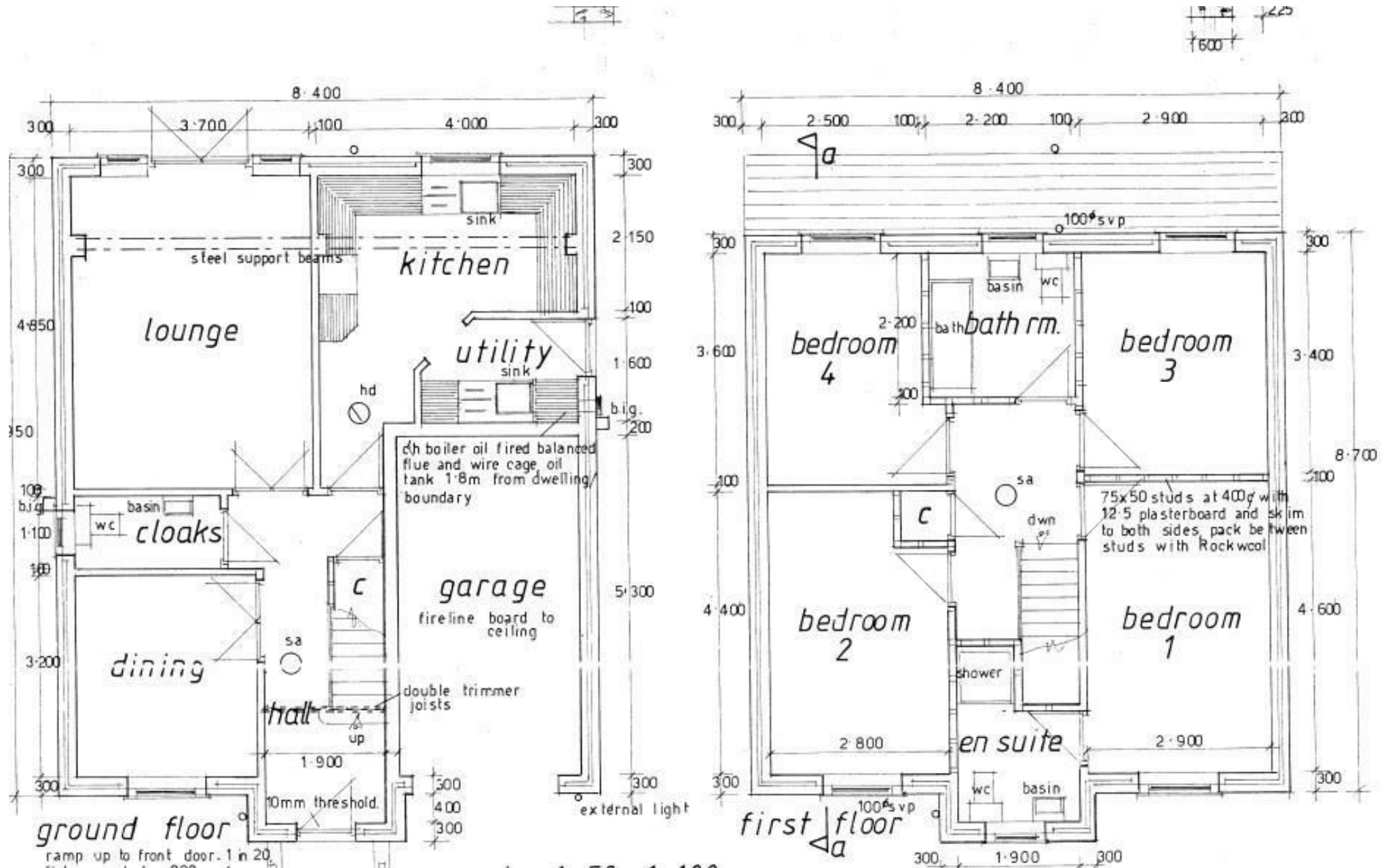
**AGENT NOTE**

Some photographs are from another plot, but with the same standard and

layout. There may be some differences,  
The video is external of plot 10, but internal of 19 - so some views etc may be different.

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Floor Plan  
(not to scale - for identification purposes only)





## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** New Build

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

From Oswestry proceed out of town along Willow Street and continue up and over the racecourse through Rhydygroesau. Upon entering the village of Llansilin proceed where eventually the property will be observed on the right-hand side opposite the car park to the Whynnstay inn.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.