



Roger
Parry
& Partners

Brynhywel, Llansilin, Oswestry, SY10 7QA



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Asking Price £200,000

A wonderful opportunity to purchase a three bedroom country property situated a popular village location only 7 miles from Oswestry. With countryside walks on the door step this property must be viewed to be appreciated. The cottage dates back to the 1800's and comprises: Lounge, Kitchen, Snug and Bathroom. To the first floor are three Bedrooms and WC, and externally Garden Stores and workshop, raised sitting area to capture the beautiful open countryside. On Street Parking Available.



LOCATION

Situated in the heart of the village of Llansilin with its local public house, church and school. There is stunning countryside surrounding the village and further amenities and main road networks in the market town of Oswestry 6 miles away. The location of this property makes it ideal as a permanent or holiday home.

ACCOMMODATION**LIVING ROOM**

12'3 x 11'8 (3.73m x 3.56m)

A dual aspect room with UPVC double glazed windows to the front and rear elevations, feature inglenook with bread oven to side, exposed timbers to ceiling, TV point, power and light point.

KITCHEN

11'8 x 11 (3.56m x 3.35m)

Country style kitchen comprising a range of fitted base and wall units which provide a good amount of cupboard storage with work tops over, stainless steel sink unit with mixer tap over and drainer to side, space and plumbing for washing machine and dishwasher, space for fridge freezer, Integral oven and grill, integrated electric hob, tiled splash backs, entrance hatch to attic area, UPVC double glazed window to the front elevation, radiator, staircase leading to First Floor Landing, door leading out to rear.

SNUG

8'11 x 6'9 (2.72m x 2.06m)

With UPVC double glazed window to the front elevation, exposed timbers to ceiling, radiator, light and power points .

BATHROOM

8'2 x 4'5 (2.49m x 1.35m)

Comprising a two piece suite in white providing a pedestal wash hand basin, panelled bath with mixer tap and shower attachment with glazed screen, part tiled walls, obscured UPVC double glazed window to the rear elevation, heated towel rail, storage and light.

FIRST FLOOR**LANDING**

With UPVC double glazed window to the rear elevation taking advantage of the hills in the distance, radiator, light and power points.

BEDROOM ONE

13'8 x 12'1 (4.17m x 3.68m)

A dual aspect room with UPVC double glazed windows to the front and rear elevations

taking advantage of the lovely views in the distance, radiator, light and power points, fitted double wardrobe with cupboards over providing a good amount of storage space.

BEDROOM TWO

9 x 7'8 (2.74m x 2.34m)

With UPVC double glazed window to the front elevation, light and power points.

BEDROOM THREE

9'1 x 7'8 (2.77m x 2.34m)

With UPVC double glazed window to the front elevation, and power points.

WC

Comprising a low flush WC, wall mount wash hand basin, obscured UPVC double glazed window to the rear elevation, heated towel rail and light.

EXTERNAL

The garden to the property is located behind the garden store and backs out onto open countryside. There is a raised patio entertainment area with beautiful views. Access to the workshop. There is also a storage shed behind the rear of the property both with power and lighting.

The neighbour of the property owns the area to the side/parking area and rear.

GENERAL NOTE**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

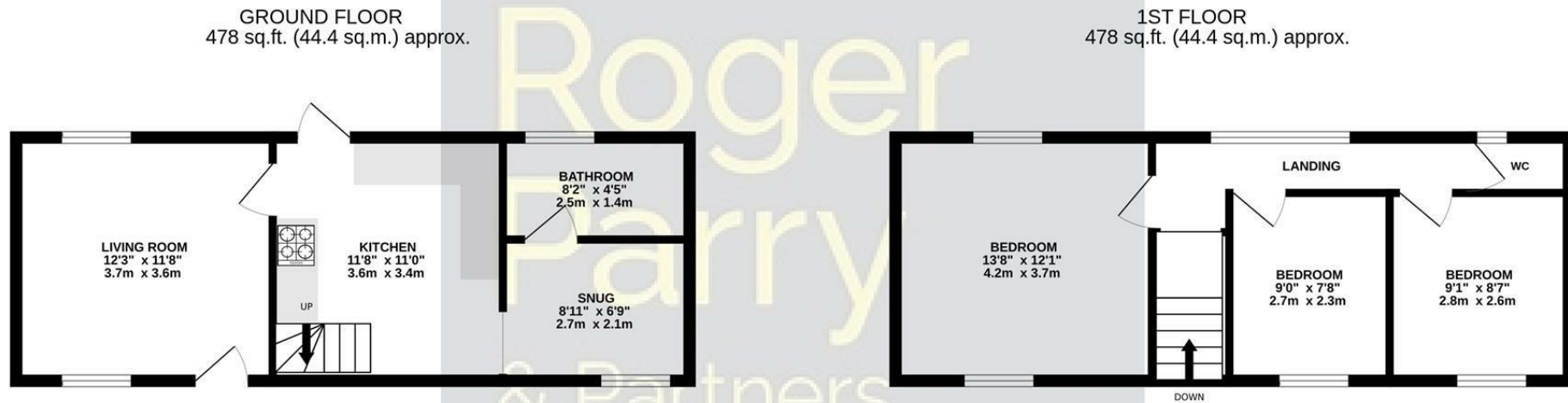
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



TOTAL FLOOR AREA : 957sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Powys county council

Council Tax Band: C

EPC Rating: D

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 up Willow Street passing the Fire Station to your right hand side. Proceed over The Racecourse and through the hamlet of Rhydycroesau (3.5 miles), continue past the church on left hand side and proceed along this lane and into the village of Llansilin. The property will be viewed to the right hand side.

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

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 a 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.