



## HILLSIDE CABIN

LLANGYNOG | OSWESTRY | SHROPSHIRE | SY10 0HJ



Set in the beautiful Tanat Valley in the picturesque village of LLangynog this Holiday cabin sits in a plot of around 1/2 acre. The cabin has open plan kitchen/dining/lounge two bedrooms and shower room. The property boasts lovely views and great location for those looking for outdoor pursuits of walking, mountain biking and water sports in near by Bala. The cabin has no drinking water and can only be used 11 months of the year. Ideal Air B&B cabin.

**Offers in the region of £160,000**



- Holiday Use Only - Not a Permanent Residence
- Rural, Tranquil Location
- Cabin is Nestled in a Beautiful Countryside Location
- Two Large Bedrooms
- Vaulted Ceilings and Open Plan Living Area
- Viewing Advised

### DOUBLE GLAZED ENTRANCE DOOR

Leading to

### OPEN PLAN LIVING AREA

### KITCHEN

13'6 x 9'6 (4.11m x 2.90m)

With vaulted ceiling, range of wall and base units with laminate work surfaces, space for electric cooker and fridge, stainless steel sink drainer unit with mixer tap, double glazed window to the side elevation, smoke alarm, opening into

### LOUNGE/DINING ROOM

19'3 x 13'3 (5.87m x 4.04m)

With vaulted ceiling, double glazed windows to side and front elevations, double glazed French doors leading onto the decked seating/entertaining area, four wall light points, bt point, wall mounted electric feature fire.

### BEDROOM ONE

9'9 x 9'7 (2.97m x 2.92m)

Vaulted ceiling, double glazed window to the side elevation.



### BEDROOM TWO

9'7 x 9'6 (2.92m x 2.90m)

Vaulted ceiling, double glazed window to the side elevation.

### SHOWER ROOM

Vaulted ceiling, walk in electric corner shower, low level W.C., pedestal wash hand basin, electric heated towel rail, wall mounted electric heater, frosted double glazed window to the side elevation, storage cupboard.

### EXTERNALLY

The cabin has gated vehicular access leading to an overall plot of approximately around half an acre which is grassed, with a stream.

### AGENTS NOTES

The property has private drainage also has no drinking water, water for the shower and toilet is supplied from the stream. The property has an 11 month occupancy restriction.

### SERVICES

Mains electricity is connected at the property. There is private drainage and there is no drinking water supply connected. None of these services have been tested by Halls.

### LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'A'

### VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.



### DIRECTIONS

Postcode for the property is SY10 0HJ

W h a t 3 W o r d s R e f e r e n c e i s  
///flocking.outnumber.agency

### ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### WEBSITES

Please note all of our properties can be viewed on the following websites:

[www.hallsgb.com](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



## WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

☎ 01938 555552 ✉ [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)

➡ [www.halls.gb.com](http://www.halls.gb.com)



1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.