



TYN Y DDOL

LLANGYNNOG | OSWESTRY || SY10 0EP



***FOR SALE BY PUBLIC AUCTION - FRIDAY 24TH JULY 2026*

AUCTION GUIDE PRICE: £250,000 - £275,000

A superb detached village residence with breath-taking mountain views, double garage and excellent scope for modernisation, offered for sale by auction.

Auction Guide Price £250,000



- Detached three-bedroom village residence
- Outstanding panoramic views
- Impressive 24ft open-plan lounge/dining room
- Large private driveway and double garage
- Scope for cosmetic modernisation
- Great transport links and close to local amenities

DESCRIPTION

A rare opportunity to acquire a beautifully positioned three-bedroom detached family home, occupying a truly enviable setting within the sought-after village of Llangynog, surrounded by some of the most dramatic and picturesque scenery in Mid Wales.

Enjoying spectacular open views towards the surrounding hills and mountains, this substantial home offers spacious and versatile accommodation extending to approximately 1,860 sq ft including the garage and outbuilding, making it ideal for family occupation, second home use, or buyers seeking a lifestyle property in an exceptional rural location.

The ground floor is centred around a wonderfully proportioned open-plan diner/lounge measuring over 24 feet, creating an impressive reception space with excellent natural light and delightful garden views. The adjoining kitchen is well arranged with direct access to a useful utility room, whilst the integral double garage and attached shed/outbuilding provide excellent practical storage and workshop potential.



To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en suite facilities, together with a family bathroom and additional shower room arrangement, making the layout particularly suitable for family living or visiting guests.

The property has been clearly cherished over the years and now presents an exciting opportunity for a purchaser to further modernise and enhance to their own taste, whilst capitalising on the exceptional position and strong underlying value.

OUTSIDE

The property is approached over a large private driveway providing ample off-road parking and access to the attached double garage.

To the front and rear, the gardens are a particularly attractive feature, being mainly laid to lawn with mature shrubs, planted borders and seating areas, all perfectly positioned to enjoy the remarkable mountain backdrop and peaceful village surroundings.

The elevated rear garden setting gives the property a superb sense of privacy and a wonderful outlook rarely found within the local market.

SITUATION

Tyn Y Ddol occupies a delightful position within the popular village of Llangynog, an area renowned for its stunning natural beauty, walking routes and outdoor lifestyle opportunities.

The village offers a café and Pub with a General Store and Post Office in the neighbouring village of Pentbontfawr for day-to-day needs, whilst the market town of Oswestry lies within comfortable travelling distance and provides a wider range of shopping, schooling and leisure facilities.

The surrounding area is particularly well known for hill walking, cycling, nature and countryside pursuits, making this an excellent opportunity.



DIRECTIONS

From Oswestry, proceed out of town on the A483 towards Welshpool. At the Llynclys crossroads, turn right onto A495. Carry on A495 for about 10 miles where it changes to B4396 carry on B4396 going through village of Llangedwyn (20mph). Keep on B4396 until the left turn towards Penybontfawr & Bala, keep on the road till the end. Turn right towards Penybontfawr (B4391), go through village of Penybontfawr and keep on B4391 for approximately 3 miles. Village sign post for Llangynog on the left with 20mph sign, property is located on the left after 20mph sign.

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AUCTION/LEGAL PACK

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 3.5% of the purchase price, plus VAT or a minimum fee of £4,000, plus VAT (£4,800). This will apply if the property is sold before, at or after the Auction.

BUYERS REGISTER

Purchasers interested in bidding for a lot are required to complete a BUYER'S REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

CONDITION OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

SERVICES

The property benefits from mains water and electric as well as a private drainage system.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX BAND

Council Tax Band: F

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

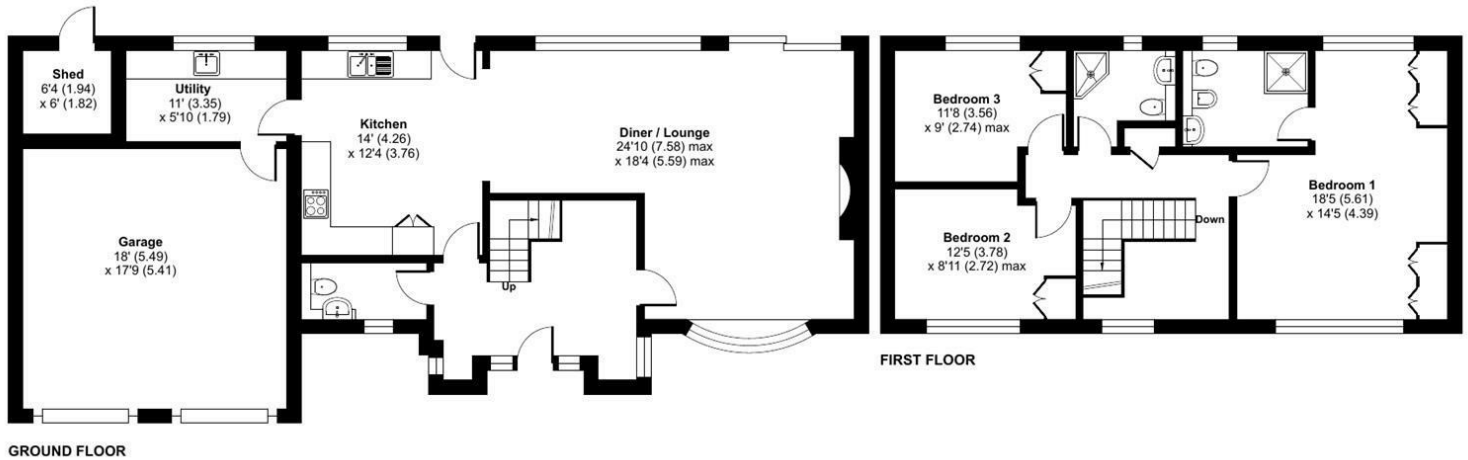
Strictly by appointment with the selling agent.

IMPORTANT AUCTION ANTI-MONEY LAUNDERING REQUIREM

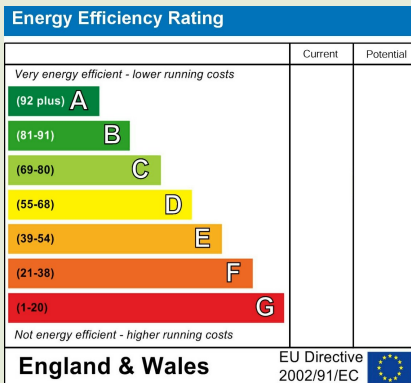
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.



Approximate Area = 1506 sq ft / 139.9 sq m
Garage = 320 sq ft / 29.7 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 1860 sq ft / 172.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1440208



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.



OSWESTRY SALES

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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.



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