





**Tanat Cottage Llangynog, Oswestry, SY10 0EX**  
**Offers In The Region Of £130,000**

A charming two bedroom cottage which is situated in the picturesque village of Llangynog offering a beautiful hillside back drop and benefits from no onward chain. The accommodation briefly comprises: Kitchen/Dining Room, Living Room, First Floor Landing, Two Bedrooms, Shower room and enclosed rear garden.



**LOCATION**

Llangynog is set at the head of the Tanat Valley, a registered Historic Landscape and on the edge of the Berwyn National Nature Reserve and just a few miles from the Snowdonia National Park. The spectacular surrounding hills provide excellent walking and opportunities for many other outdoor pursuits including cycling and horse riding. There is a strong rural community with two village pubs, village hall and good road links to the local towns.

**KITCHEN/DINER**

11'7 x 16'8 (3.53m x 5.08m)

Fitted base units and work surfaces over, Belfast sink with mixer tap below a window and void for appliances. feature inglenook fireplace with quarry tiled hearth, cast iron log burner and oak beam over, spot lights, tiled flooring, beam to ceiling, storage cupboard, and electric radiator. Hardwood door to the front, step down into the living room and stairs to first floor.

**LIVING ROOM**

11'2 x 10'5 (3.40m x 3.18m)

Light and airy room with uPVC double doors opening onto the rear decking, window to the side, built in storage shelves, spot lighting and electric radiator.

**FIRST FLOOR**

Landing space with ceiling light and doors off too;

**BEDROOM ONE**

11'1 x 11'4 (3.38m x 3.45m)

Double room with Juliet balcony with beautiful views of the hills beyond, beam to ceiling, Velux window, electric radiator and ceiling light.

**BEDROOM TWO**

12'5 x 4'1 (3.78m x 1.24m)

Single room with Upvc window to the front, Velux window, beam to ceiling, ceiling light and electric radiator.

**SHOWER ROOM**

5'6 x 5'4 (1.68m x 1.63m)

Enclosed shower cubicle, low level WC and wash hand basin. Velux window, heated towel rail, extractor fan and ceiling light

**EXTERNAL**

An enclosed rear garden with gravel and paved areas, with outside lighting. A particular feature is the delightful hillside backdrop.

**Agent 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 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. 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 B- Powys. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

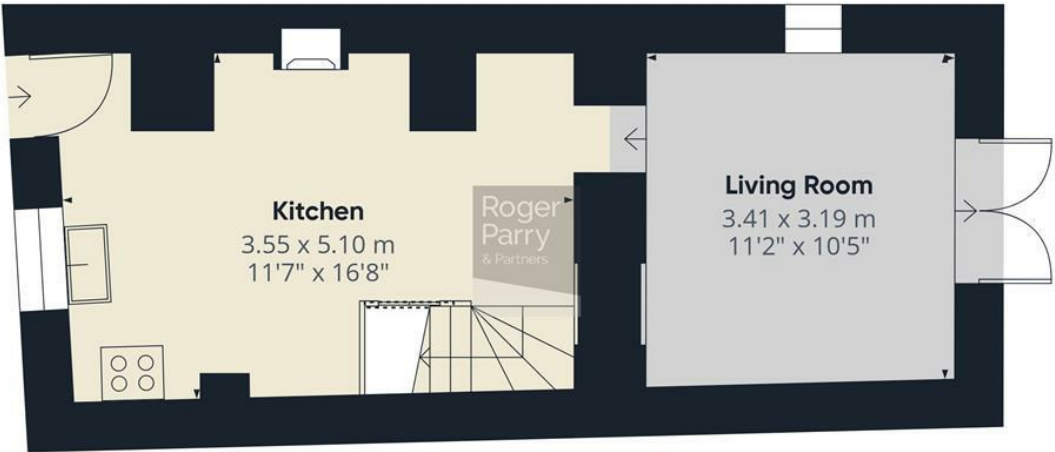
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

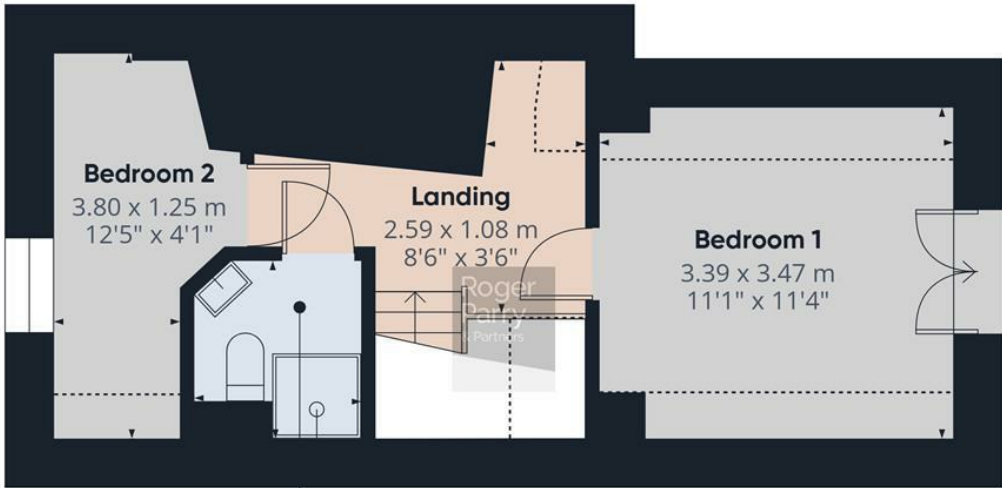
**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



**Shower room**  
1.68 x 1.63 m  
5'6" x 5'4"



Floor 1



Approximate total area<sup>(1)</sup>

52.9 m<sup>2</sup>  
569 ft<sup>2</sup>

Reduced headroom

4.2 m<sup>2</sup>  
45 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Powys County Council

**Council Tax Band:** B

**EPC Rating:** E

**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 take the A483 towards Welshpool. At the Llynclys crossroads turn right at the White Lion and proceed for 9 miles turning left sign posted Bala / Penybontfawr. Proceed through Penybontfawr until reaching the village of Llangynog. Proceed over the bridge and take the first turning on the left before The New Inn. The property will be observed on the right.

#### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
[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 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.