

FOR SALE

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

Halls 1845



FOR SALE

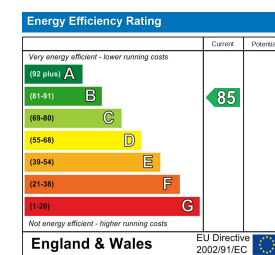
£700 Per Calendar Month

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**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls are delighted to present this charming 3-bedroom end-terraced property now available for rent. Located in the picturesque village of Llansilin, this home features three bedrooms, a family bathroom, downstairs WC, kitchen, and living room with patio doors opening out to the garden. The property also includes rear parking for two cars. Available as furnished. Property is under section 106. Short term tenancy preferred.



01691 670320

Oswestry Lettings  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry.lettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Section 106
- EPC B
- Part Furnished
- Short term
- Parking for 2 Vehicles

**KITCHEN**  
10'0" x 9'6"  
Newly fitted gas hob, oven, stainless steel sink, washing machine and access to install own dishwasher.

**LIVINGROOM**  
10'0" x 15'11"  
Electric fireplace, wall mounted radiator and access to the rear garden.

**GARDEN**  
Grassed area with access to the side of the property through locked gate.

**BEDROOM ONE**  
13'11" x 7'10"  
Double glazed UPVC window that looks out to the front of the property, wall mounted radiator and access to built in wallboard/cupboard.

**BEDROOM TWO**  
9'8" x 10'1"  
Double glazed UPVC window that looks out to the side of the property, wall mounted radiator.

**BEDROOM THREE**  
6'1" x 10'1"  
Double glazed UPVC window that looks out to the rear of the property and offers some fantastic views of the back field, wall mounted radiator.

**FAMILY BATHROOM**  
6'1" x 6'4"  
3 piece suite, comprised with basin sink, low level toilet and both shower and bath unit.

**REAR PARKING**  
Unmarked parking for 2 cars.

**SITUATION**  
Just 6 miles from the market town of Oswestry and 2 miles from the border, Llansilin falls within the Welsh County of Powys.

Llansilin enjoys the usual facilities which go to serve the villagers day to day needs. These include Village Shop, 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. The 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.

**DIRECTION**  
W3W: ///reactions.loud.teach  
From our office in Church Street, follow up the main high street and continue on the up along Willow Street and continue on the B4080 and head signs for Llansilin. As you approach Llansilin you will see the Wynnstay Inn on your left and the property is direct opposite on the right with out Halls To Let board.

**WC**  
3'10" x 3'11"  
Low-level basin toilet and sink, double glazed upvc privacy window.

**COUNCIL TAX**  
Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828  
The property is in Band ' D '

**HOLDING DEPOSIT**  
A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

**DEPOSIT**  
£807.00 to be protected in our DPS protection service.

**AGENT NOTES**  
Short term tenancy preferred.

This property is under a Section 106.

The section 106 for this property restricts occupancy of the dwelling to Qualifying Persons:

Qualifying Persons –

- i) has resided in the Local Community for at least three consecutive years.
- ii) was born or brought up in the Local Community; or
- iii) is an existing resident of the Local Community requiring separate accommodation; or
- iv) is principally employed in the Local Community in continuous full-time employment amounting to not less than 20 hours per

week and was so employed for a continuous period of three years; or

v) has an offer of full-time employment as defined in sub paragraph iv) above within the Local Community but cannot take up the offer because of a lack of affordable accommodation; or

vi) wishes to move into the Local Community to look after an elderly or infirm relative, or be looked after by a relative already resident in the Local Community.

AND they, their spouse, co-habitue or civil partner have not recently owned a dwelling (whether or not subject to a mortgage or legal charge) in fee simple or for a leasehold interest unless the proposed occupier has an eligibility certificate provided by the Council confirming that the person has an exceptional need for the Affordable Housing Unit.

Local community is defined as – the community of Llansilin and the community or town council areas adjoining the community of Llansilin.

This would include the following adjoining community/parish council areas in Powys, Shropshire and Wrexham:

Powys – Llangedwyn; Llanrhaeadr Ym Mochnant.

Shropshire – Llanylodwel; Oswestry Rural; Selattyn and Gobowen.

Wrexham – Ceiriog Uchaf; Glyntraian; and Llansantffraid Glyn Ceiriog.