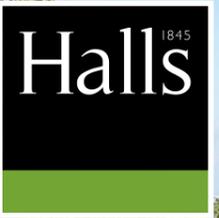
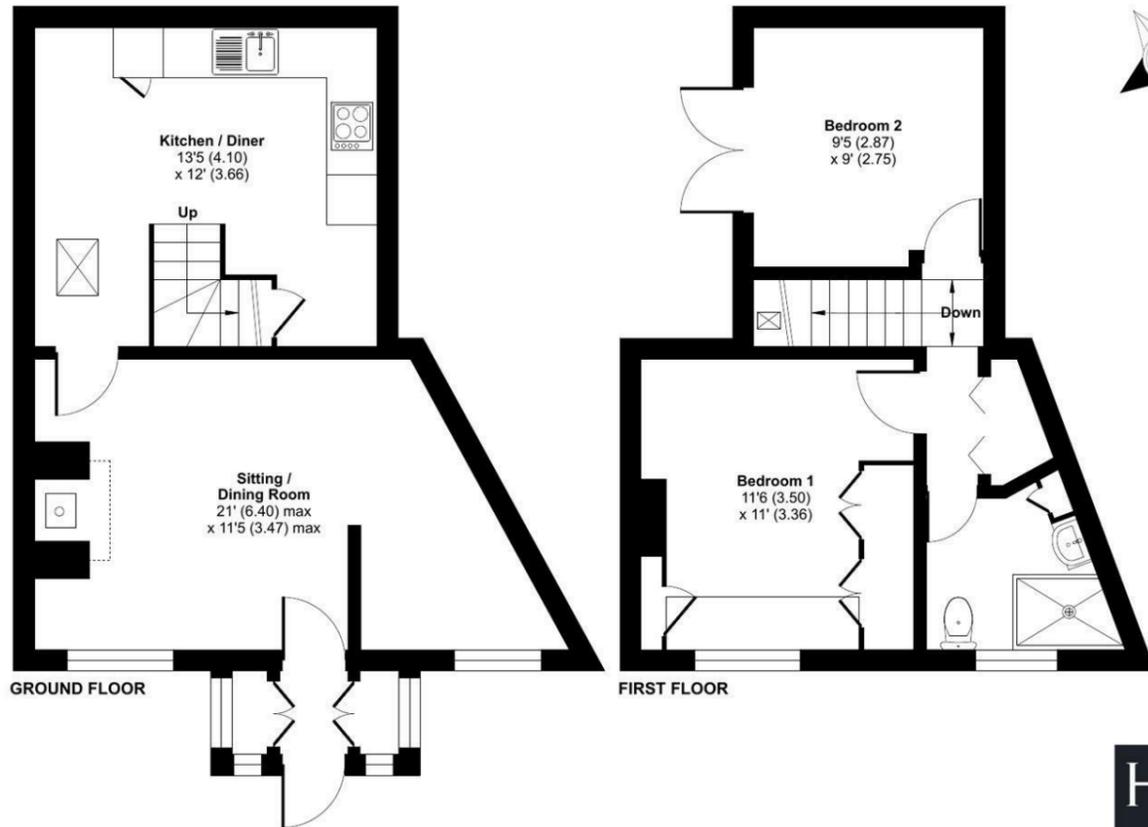


FOR SALE

Dolwar Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JS



Approximate Area = 785 sq ft / 72.9 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). © n\checon 2025. Produced for Halls. REF: 1356445



FOR SALE

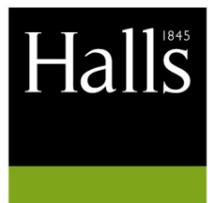
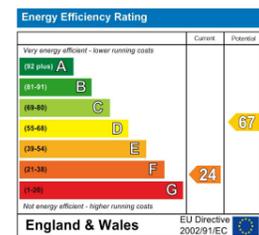
Guide Price £205,000

Dolwar Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JS

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



01691 670320

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



Beautifully presented throughout, Dolwar offers characterful living with a cosy sitting/dining room, fitted kitchen, two bedrooms and a modern bathroom. Outside, a delightful cottage garden with seating area completes this attractive home, set in a thriving village close to local amenities and stunning countryside.



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



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive two bedroom semi-detached period cottage
- Characterful sitting room with feature fireplace
- Rear terraced garden with lawns, mature shrubs and pathways
- Walking distance to village shops, pubs, school and amenities
- Newly installed summer house with elevated views across the village
- Surrounded by beautiful Tanat Valley countryside and close to Pistyll Rhaeadr waterfall

DESCRIPTION

Dolwar is a most attractive period cottage, beautifully presented and full of character, offering well-proportioned accommodation arranged over two floors. The ground floor features a welcoming sitting room with feature fireplace and a well-fitted kitchen with dining area, while the first floor provides two good bedrooms and a modern bathroom. Outside, a colourful cottage garden with patio seating creates a lovely private approach. Perfectly positioned in this thriving Tanat Valley village with shops, pubs and schools close at hand, and surrounded by stunning countryside including the famous Pistyll Rhaeadr waterfall.

OUTSIDE

Dolwar is approached through a charming front garden, beautifully stocked with a variety of flowering plants and shrubs that provide colour and interest throughout the seasons. A small patio seating area offers the perfect spot to enjoy the village outlook.

To the rear, a pathway leads up to a terraced garden that rises behind the cottage, with steps ascending through lawned areas interspersed with established planting and mature trees. At the top of the garden sits a recently installed summer house, positioned to take full advantage of the superb elevated views across the village and surrounding countryside. This provides a wonderful retreat for relaxation, hobbies or simply enjoying the peaceful setting.

DIRECTIONS

From Oswestry, take the A483 south towards Llanymynech. At Llanymynech, turn right onto the A495 signposted for Llanfyllin and continue for approximately 5 miles. At the village of Penybontfawr, bear left onto the B4396 and continue into Llanrhaeadr Ym Mochnant. Proceed through the centre of the village where Dolwar will be found on the left-hand side, identified by a Halls for Sale board.

SITUATION

Dolwar is ideally located in the heart of the thriving village of Llanrhaeadr Ym Mochnant, nestled within the picturesque Tanat Valley. The village offers an excellent range of day-to-day amenities including village shops, cafés, public houses, doctors' surgery, primary school and places of worship.

The surrounding countryside is renowned for its beauty and outdoor pursuits, with numerous walking, cycling and riding opportunities nearby, including the celebrated Pistyll Rhaeadr waterfall, one of the Seven Wonders of Wales.

The market town of Oswestry (11 miles) provides a wider selection of shops, schools and services, while Welshpool and Shrewsbury are within comfortable reach. Road links connect easily to the A5 and A483, giving access to Shrewsbury, Chester and the motorway network beyond.

SERVICES

We understand that the property has the benefit of mains water, mains electricity and mains drainage. The property benefits from electric heating the boiler is a Heatrae Sadia with solar tubes. None of the services, appliances or installations have been tested by Halls.

TENURE

We understand the property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG.

W3W

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COUNCIL TAX

We understand the property is in Council Tax Band B (Powys County Council).

SCHOOLING

The property is within walking distance of Llanrhaeadr Ym Mochnant Primary School, a well-regarded village school at the heart of the community. Secondary education is available nearby at Llanfyllin High School, which offers both English and Welsh streams, together with a sixth form.

Further independent schooling can be found slightly further afield, including Moreton Hall, Ellesmere College, Packwood Haugh and Oswestry School, all within comfortable driving distance.

VIEWINGS

Strictly by appointment only through the selling agents, Halls, Oswestry Office, Tel: 01691 670 320.

ANTI-MONEY LAUNDERING (AML) 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.