

21 DOLGOCH

PORTH-Y-WAEN | OSWESTRY | SHROPSHIRE | SY10 8LN







A well-presented three-bedroom home situated in the Porth-y-Waen, close to Llynclys and the Shropshire/Powys border. The property features a modern refitted kitchen, recently updated WC, characterful lounge with log burner and French doors, three bedrooms and a family bathroom. Outside, there is off-road parking for two cars, a pleasant rear garden with patio, shed and wood store. Ideally located for access to Oswestry, Welshpool and the A483/A495 road network.

Offers in the region of £180,000





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- **Three-Bedroom Family Home**
- **Modern Refitted Kitchen**
- **Characterful Lounge Featuring A Log Burner**
- **Rear Garden With Patio**
- **Convenient For Oswestry and Welshpool**
- **Off-Road Parking For Two Cars**

SITUATION

The property is situated in the rural settlement of Porth-y-Waen, close to Llynclys, in an attractive countryside setting on the Shropshire/Powys border. Porth-y-Waen is approximately 4 miles south-west of Oswestry, whilst Llynclys, approximately 1 mile away, provides convenient access to the A483/A495 road network.

Welshpool (Y Trallwng) lies approximately 10 miles to the south and is known as the 'Gateway to Wales'. The town provides a good range of local amenities and is home to attractions including Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian Coast, making the property well placed for access to wider employment and service centres whilst retaining its peaceful rural setting.

ACCOMMODATION

The welcoming entrance hall features a practical tiled floor, ideal for easy maintenance, together with a useful under-stairs storage cupboard. A turned staircase rises to the upper floor, while attractive panelled glazed doors provide access to the lounge and kitchen/dining room, creating a bright and inviting entrance to the home.

A recently refitted WC, finished in a clean and contemporary style.

The kitchen has been refitted with a modern range of high-gloss wall and base units, complemented by practical laminate work surfaces. A walk-in, shelved pantry cupboard provides excellent additional storage.

There is space and plumbing for a washing machine, together with designated space for a fridge freezer and electric cooker. A rear-facing window and external door provide excellent natural light and convenient access to the outside.

A welcoming and characterful lounge featuring attractive laminate flooring and an inset log burner set within a tiled hearth, creating a warm and inviting focal point. Double-glazed French doors open directly onto the front garden, providing an abundance of natural light and a seamless connection between the indoor and outdoor living spaces.

The first-floor landing provides access to all bedrooms and the family bathroom, together with loft access offering useful additional storage. The master bedroom benefits from built-in wardrobes incorporating hanging rails and shelving. There is a further well-proportioned double bedroom with a double-glazed window to the front, while the single bedroom to the rear features attractive wood-effect laminate flooring. The family bathroom is fitted with a bath with shower over and glazed shower screen, wash hand basin and dual heated towel rail. A useful shelved linen cupboard with integrated heat bar provides additional storage and convenience.





EXTERNALLY

To the front of the property is a gravelled parking area providing off-road parking for two cars, complemented by a courtesy light and entrance canopy. The property benefits from recently fitted front and rear doors, together with a Worcester oil-fired boiler. A pedestrian gate provides access through to the rear of the property.

To the rear, the property benefits from a paved patio area, ideal for outdoor seating and entertaining, with well-stocked borders providing an attractive and established setting. The garden also features a large shed, oil tank and useful wood store.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, drainage and oil central heating are connected at the property.
None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Shropshire Council - The property is in band 'A'

DIRECTIONS

Postcode for the property is SY10 8LN

What3Words Reference is ///event.nurses.mystified

VIEWINGS

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

ANTI MONEY LAUNDERING CHECKS

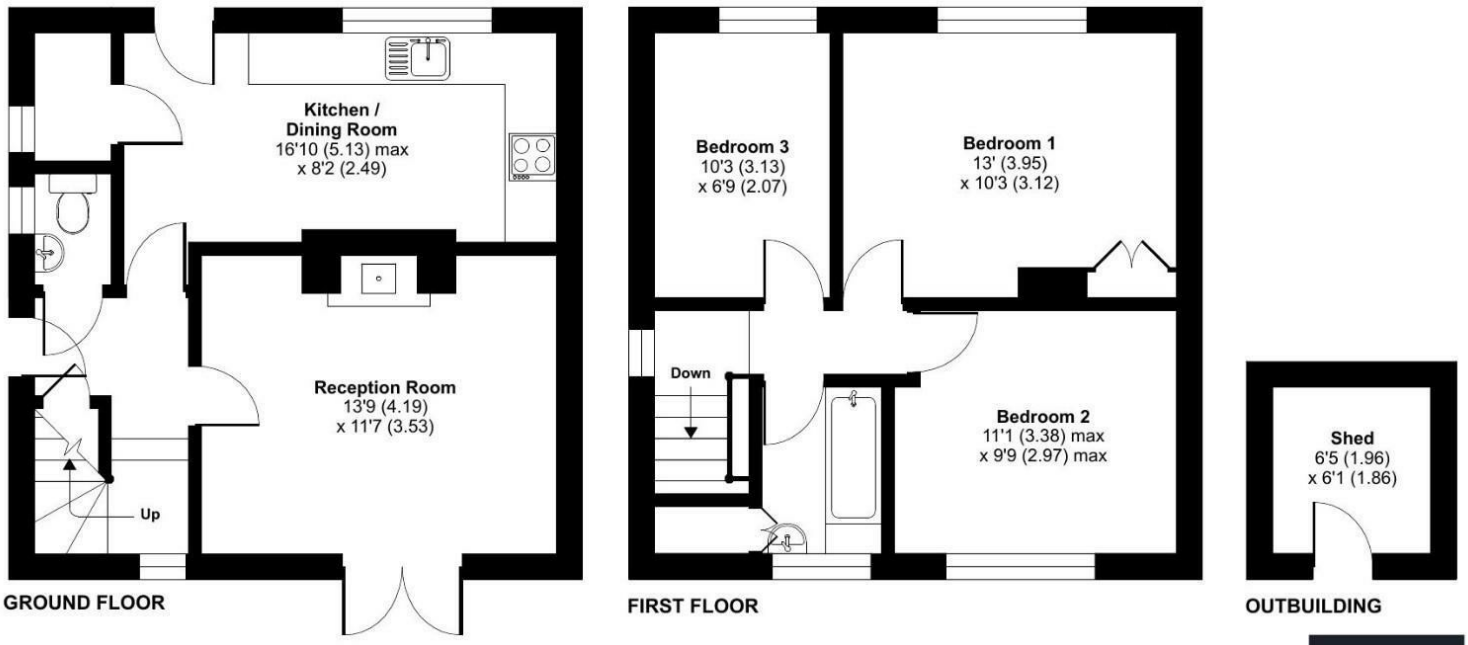
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

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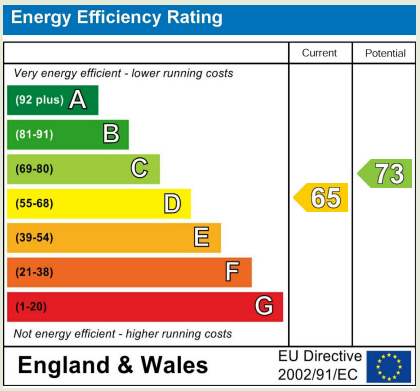
WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 826 sq ft / 76.7 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 866 sq ft / 80.4 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). ©nichecom 2026. Produced for Halls. REF: 1515193



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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.

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