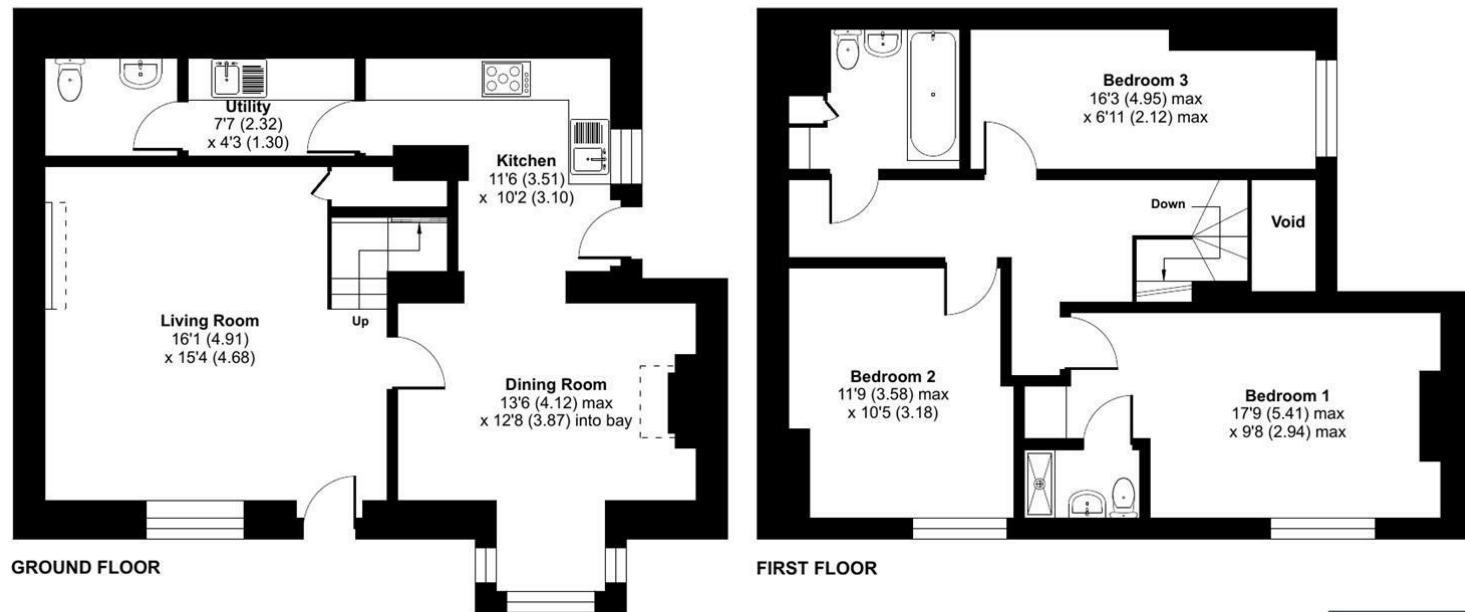


Approximate Area = 1212 sq ft / 112.6 sq m (excludes void)
For identification only - Not to scale



Halls 1845



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Halls. REF: 1486435



PLAS YN LLAN

LLANSILIN | OSWESTRY | SY10 7QB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 ✉ oswestry@halls.gb.com

www.halls.gb.com f

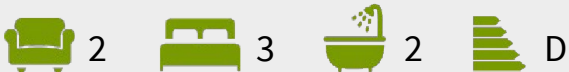


Plas Yn Llan is an attractive semi-detached residence occupying a delightful position within the sought-after village of Llansilin. Offering spacious and versatile accommodation together with mature gardens and private parking, the property provides an excellent opportunity for purchasers seeking a family home in a peaceful rural setting whilst remaining within easy reach of Oswestry and the surrounding market towns.

Offers in the region of £320,000

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.



- Charming semi-detached country residence
- Set within the picturesque village of Llansilin
- Spacious and versatile family accommodation
- Character features throughout
- Well-appointed kitchen and dining space
- Convenient access to Oswestry and the surrounding border countryside

DESCRIPTION

Plas Yn Llan is a charming country home offering well-balanced accommodation arranged over two floors. The property enjoys an abundance of character, complemented by spacious reception rooms ideal for both family living and entertaining. The kitchen provides a practical working space with a range of fitted units and ample preparation areas, together with space for everyday dining. The reception rooms enjoy pleasant natural light and offer flexible accommodation to suit a variety of lifestyles. To the first floor are a number of generously proportioned bedrooms served by family bathroom facilities. Throughout, the property retains much of its original charm whilst offering considerable scope for modernisation or further enhancement, should purchasers wish. The property benefits from double glazing where fitted together with central heating.



OUTSIDE

The property is approached over a private entrance leading to ample parking. Surrounding gardens are predominantly laid to lawn with established trees, shrubs and borders creating an attractive setting and offering a high degree of privacy.

There is ample space for outdoor entertaining, family enjoyment or further landscaping, together with pleasant views over the surrounding countryside.

LOCATION

Llansilin is a highly regarded border village lying approximately six miles west of Oswestry and offers an attractive rural lifestyle surrounded by beautiful rolling countryside. The village benefits from a well-supported community, village hall, church and public house, whilst Oswestry provides an extensive range of shopping, leisure and educational facilities. Excellent road links allow straightforward access to Shrewsbury, Wrexham and the wider Midlands and North Wales road network.

SCHOOLING

The area is well served by a selection of primary and secondary schools including Llansilin C in W Primary School, The Marches School in Oswestry and Llanfyllin High School. Independent education is available nearby at Moreton Hall School and Ellesmere College.

DIRECTIONS

From Oswestry proceed west on the B4580 towards Llansilin. Continue into the village where Plas Yn Llan will be found within the centre of the village and identified by the selling agents' For Sale board.

W3W

///toothpick.paints.punctuate



SERVICES

We understand that the property benefits from mains electricity and mains water. Drainage is understood to be via a private drainage system, and heating is provided by an oil-fired central heating system.

Prospective purchasers should satisfy themselves regarding the availability and condition of all services, appliances and associated installations, as these have not been tested by the selling agents.

POSSESSION AND TENURE

Vacant possession will be given on completion.

We understand the property is Freehold, although purchasers should make their own enquiries via their solicitor.

COUNCIL TAX

Council Tax Band D

LOCAL AUTHORITY

Powys County Council

VIEWINGS

Strictly by agent

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 (plus 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.