



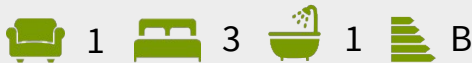
Halls are delighted to present this charming 3-bedroom end-terraced property now available for rent. Located in the picturesque village of Llansilin, this home features three bedrooms, a family bathroom, downstairs WC, kitchen, and living room with patio doors opening out to the garden.

The property also includes rear parking for two cars. Available as furnished.

Property is under section 106.

Short term tenancy preferred.

£700 Per Calendar Month



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

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" (1.17 x 1.20)

Low-level basin toilet and sink, double glazed upvc privacy window.

KITCHEN

10'0" x 9'6" (3.06 x 2.92)

Newly fitted gas hob, oven, stainless steel sink, washing machine and access to install own dishwasher.

LIVINGROOM

10'0" x 15'11" (3.07 x 4.87)

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" (4.26 x 2.41)

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" (2.96 x 3.09)

Double glazed UPVC window that looks out to the side of the property, wall mounted radiator.

BEDROOM THREE

6'1" x 10'1" (1.86 x 3.09)

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" (1.86 x 1.95)

3 piece suite, comprised with basin sink, low level toilet and both shower and bath unit.



REAR PARKING

Unmarked parking for 2 cars.

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-habitee 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 – Llanyblodwel; Oswestry Rural; Selattyn and Gobowen.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(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 LETTINGS

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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.