

10 CYSGOD Y GYRN

LLANSILIN | OSWESTRY | SHROPSHIRE | SY10 7LQ







Situated in the popular village of Llansilin close to Oswestry, this newly built four double bedroom spacious detached family house comprises of an entrance hall, W.C., generous lounge, kitchen/breakfast room, dining room/study, landing, principal bedroom with ensuite, three further bedrooms and family bathroom. The property has off road parking and single garage to the front and to the rear there is a paved patio area and lawn. The property benefits from gas fired central heating, solar PV, double glazing, 10 years remaining on the builders guarantee and lovely rural views being on the edge of the village.

Offers in the region of £325,000





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- **Newly built spacious detached home**
- **Popular village location**
- **Off road parking and single garage**
- **10 years remaining on builder's guarantee**
- **Paved patio area and lawned rear garden**
- **Lovely rural views to rear**

Frosted double glazed entrance door leading into

Entrance Hall
Stairs off, central heating radiator, smoke alarm, under stairs storage alcove.

W.C.
Low level W.C., pedestal wash hand basin, frosted double glazed window to side elevation, radiator.

Lounge
Double glazed French doors lead to the rear patio area, radiator, thermostat heating control.

Dining Room/ Study
Double glazed window to front elevation, radiator.

Kitchen/ Breakfast Room
Fitted with a range of white high gloss wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, radiator, plumbing and space for washing machine, wall mounted gas boiler, electric hob and oven, stainless steel extractor canopy, wood laminate flooring, double glazed window to rear elevation, frosted double glazed window to side elevation, integrated dishwasher, fridge and freezer.

Galleried Landing
Loft access, smoke alarm and storage cupboard.

Bedroom One
Double glazed window to front elevation, radiator.

Ensuite
Electric walk in shower, low level W.C., pedestal wash hand basin, frosted double glazed window to front elevation, extractor fan, heated chrome towel rail.

Bedroom Two
Double glazed window to rear elevation, radiator.

Bedroom Three
Double glazed window to rear elevation, radiator.

Bedroom Four
Double glazed window to front elevation, radiator.

Bathroom
Fitted with a white suite comprising of bath with shower over and screen, pedestal wash hand basin, low level W.C., heated chrome towel rail, frosted double glazed window to rear elevation, extractor fan, tiled splashbacks.

Externally
To the front, the property has Tarmacadam off road parking, further slate chipped off road parking area, entrance canopy, courtesy light, single garage with up and over door, power and light and pedestrian access gate to side. To the rear there is a paved patio seating area, courtesy light, lawn and shed.

Agents Notes
This property is fitted with solar photovoltaic panels.





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

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Directions
Postcode for the property is SY10 7LQ

What3Words Reference is operating.animated.wasps

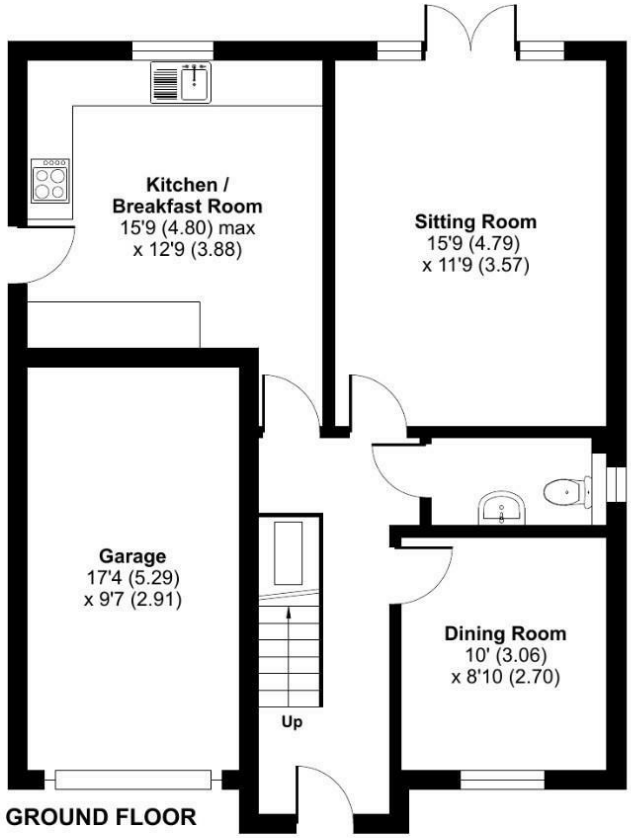
Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

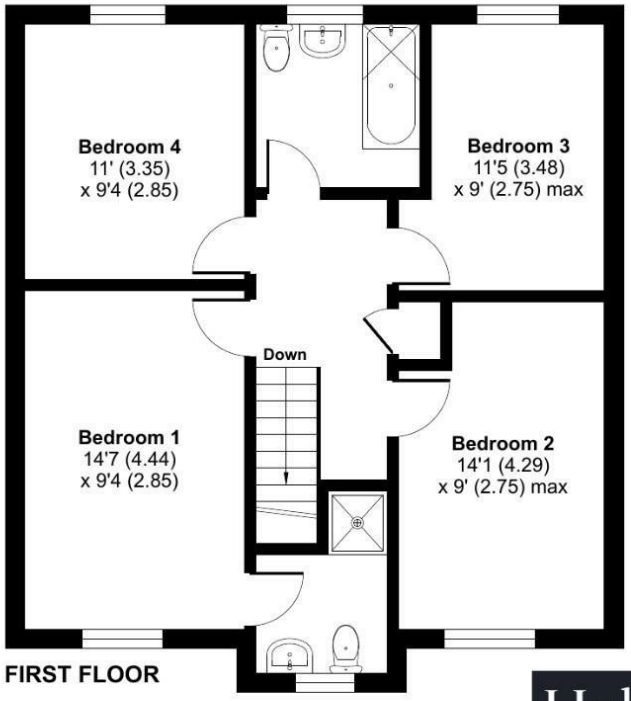
Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company,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

The charge for these checks is £36 (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.

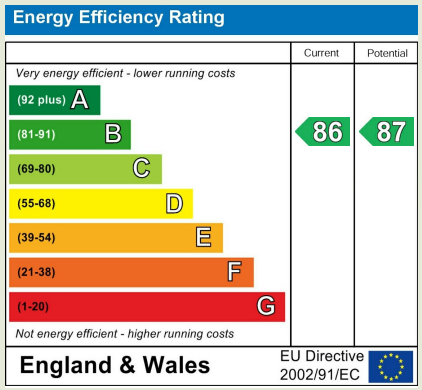
Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1251 sq ft / 116.2 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1409 sq ft / 130.8 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 2025. Produced for Halls. REF: 1368862



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.

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