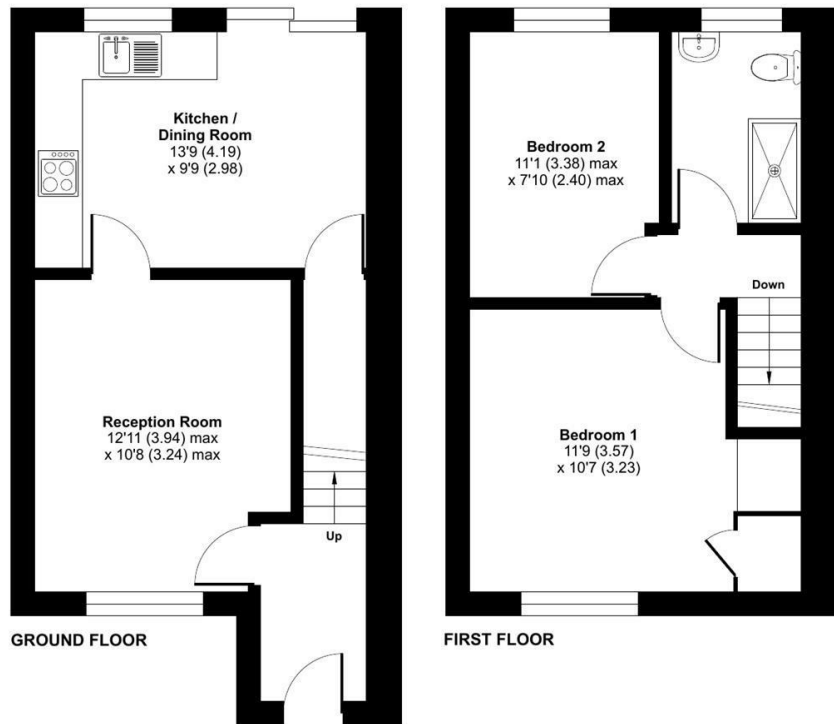


FOR SALE

27 Maes Yr Afon, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0LN



Approximate Area = 658 sq ft / 61.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Halls. REF: 1417416

FOR SALE

Offers in the region of £215,000

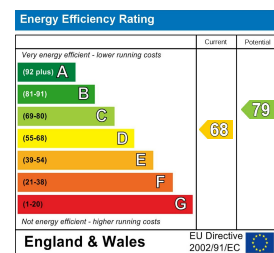
27 Maes Yr Afon, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0LN

A well-presented two-bedroom semi-detached home in the popular village of Llanrhaeadr Ym Mochnant, offering driveway parking, an enclosed rear garden and well-balanced accommodation ideal for first-time buyers, downsizers or investors.

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-presented two-bedroom semi-detached village home
- Off-road driveway parking
- Enclosed rear garden with patio and lawn
- Walking distance to village amenities and primary school
- Ideal for first-time buyers, downsizers or investors

DESCRIPTION

A well-presented two-bedroom semi-detached house situated within the popular village of Llanrhaeadr Ym Mochnant, offering off-road parking, an enclosed rear garden and well-proportioned accommodation extending to approximately 658 sq ft (61.1 sq m).

The property is approached via a driveway providing private parking, together with a lawned frontage and pathway leading to the entrance door. The ground floor comprises an entrance hall with staircase rising to the first floor, leading through to a comfortable reception room enjoying good natural light and an outlook to the front. To the rear, the kitchen/dining room is fitted with a range of base and wall units with work surfaces over, inset sink and space for appliances, together with ample room for dining. A rear door provides direct access to the garden, creating an ideal layout for both everyday living and entertaining.

To the first floor, the landing gives access to two bedrooms. The principal bedroom is a generous double, whilst the second double bedroom offers versatility as a guest room, nursery or a large home office. The accommodation is completed by a family bathroom fitted with a white suite including bath with shower over, wash hand basin and WC.

Externally, the property benefits from off-road driveway parking to the front. The rear garden is enclosed and predominantly laid to lawn, providing a safe and manageable outdoor space ideal for children, pets or al fresco dining, with scope for further landscaping if desired.

An excellent opportunity for first-time buyers, downsizers or investors seeking a well-located village home with parking and garden.

OUTSIDE

Externally, the property benefits from off-road driveway parking to the front together with a neat lawned garden and pathway leading to the entrance.

To the rear, the garden is fully enclosed and enjoys a good degree of privacy. Immediately adjoining the property is a generous paved patio seating area, ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn with established borders and mature hedging.

There is also a greenhouse and a useful timber garden shed providing additional storage. The outdoor space is well maintained and manageable, offering an excellent setting for families, keen gardeners or those simply looking to enjoy a private village garden.

DIRECTIONS

From Oswestry, proceed south on the A483 towards Welshpool and turn right signposted for Trefonen. Continue on this route through Treflach and onward to Llangedwyn. Proceed through Pentre Felin and continue into Llanrhaeadr Ym Mochnant. As you enter the village, take the second left turning into Maes Yr Afon, where the property will be found within the cul-de-sac, identified by our for sale board.

W3W

What2Wors:///pill.receiving.remote

SITUATION

The property is situated within the popular and well-served village of Llanrhaeadr Ym Mochnant, occupying a pleasant position within the Maes Yr Afon development. The village offers a good range of day-to-day amenities including a convenience store, public houses, primary school, village hall and medical facilities, together with a strong sense of community.

The surrounding area is renowned for its attractive countryside, with the Berwyn Mountains and Pistyll Rhaeadr waterfall nearby, providing excellent opportunities for walking and outdoor pursuits. The market town of Oswestry lies approximately 12 miles distant and offers a wider range of shopping, educational and leisure facilities, together with access to the A5/A483 road networks for onward travel.

SCHOOLING

Llanrhaeadr Ym Mochnant benefits from a well-regarded primary school within the village, providing convenient day-to-day education for younger children. Secondary schooling is available at Llanfyllin High School, together with further options in Oswestry including The Marches School.

The area is also served by a selection of independent schools including Oswestry School and Moreton Hall, all within reasonable travelling distance, offering a range of educational choices to suit a variety of requirements.

SERVICES

Mains water, mains electricity and mains drainage are understood to be connected. The property benefits from oil-fired central heating.

TENURE

Freehold.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX

Band C

VIEWINGS

Viewings are strictly by prior appointment through the selling agents. Please contact Halls Oswestry Office to arrange a convenient time to view.

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.