Town & Country

Estate & Letting Agents









20 Cysgod Y Gyrn, Llansilin, SY10 7LQ

Offers In The Region Of £239,950

NO ONWARD CHAIN!!Nestled in the charming village of Llansilin, Oswestry, this modern semi-detached home offers a delightful blend of contemporary living and picturesque surroundings. Built in 2023, this modern property spans an impressive 818 square feet and is well-maintained throughout, making it an ideal choice for families or those seeking a tranquil retreat. The home features three spacious bedrooms, providing ample space for relaxation and rest. The good sized reception room is designed to be both inviting and functional, perfect for entertaining guests or enjoying quiet evenings in. The property also boasts a well-appointed kitchen and bathroom, ensuring convenience for all residents. One of the standout features of this property is its stunning views, as it overlooks open countryside, allowing you to enjoy the beauty of nature right from your doorstep. The beautiful village location adds to the appeal, offering a sense of community and a peaceful lifestyle. For those with vehicles, the property includes parking for two cars, providing ease and accessibility. This semi-detached house is not just a home; it is a lifestyle choice, combining modern amenities with the charm of rural living. If you are looking for a property that offers comfort, style, and a connection to nature, this home in Llansilin is certainly worth considering.

Directions



From our Oswestry office proceed up Willow Street and follow this road out of town towards the Old Racecourse. Continue on this road for approximately 6 miles passing through the village of Rhydycroesau and into the village of Llansilin. On entering the village turn right onto Cysgod Y Gyrn and follow the road around to the right where the property will be found on the right.

Accommodation Comprises

Hallway

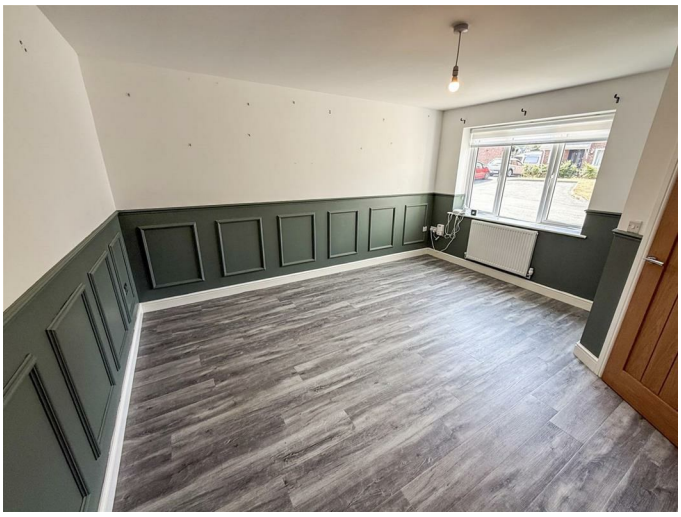


The hallway has a part glazed door to the front, radiator, wood flooring, stairs leading to the first floor and doors leading to the cloakroom and the lounge.

Cloakroom

The cloakroom has a window to the front, low level w.c. wash hand basin, radiator and wood effect vinyl flooring.

Lounge 14'4" x 12'11" (4.37m x 3.94m)



The good sized, bright lounge has a window to the front, wood effect vinyl flooring, radiator and part panelled walling. A door leads through to the kitchen.

Additional Photo



Kitchen/ Dining Room 16'0" x 9'2" (4.89m x 2.81m)



The modern, spacious kitchen/ dining room is fitted with a good range of base and wall units in gloss white with contrasting work surfaces over, wood effect vinyl flooring, electric oven, gas hob, chimney style extractor fan, one and a half bowl Franke sink with a mixer tap over, wall mounted gas fired boiler, part tiled walls, integrated washing machine, integrated dishwasher, integrated freezer, space for a fridge, a window to the rear, understairs storage and French doors leading out onto the rear garden.

Additional Photo



Additional Photo

First Floor Landing



The first floor landing has a window to the side, radiator, airing cupboard, loft hatch and doors leading to the bedrooms and the bathroom.

Bedroom One 11'6" x 8'1" (3.51m x 2.47m)



The first double bedroom has a built in wardrobe, radiator and a window to the front with great views.

Bedroom Two 9'5" x 9'5" (2.88m x 2.88m)



The second double bedroom has a window to the

rear, built in wardrobe, radiator and part panelled walls.

Bedroom Three 8'3" x 7'8" (2.54m x 2.36m)



The third bedroom has a radiator, built in wardrobe and a window to the front with great views.

Family Bathroom



The family bathroom has a panelled bath with glass screen, mains powered shower over and mixer tap, wash hand basin with a mixer tap, low level w.c., a window to the rear, wood effect vinyl flooring, heated towel rail and an extractor fan.

To The Outside

To the front of the property there is a garden area along with a driveway at the side providing parking for several cars. There is a further gravelled storage area at the side with a small shed. A gate leads to the rear garden. The property also has the benefit of solar panels in situ.

Rear Gardens



The private rear garden has a paved patio with lawned garden beyond and lighitng all enclosed by fence panelling.

Additional Photo



View From The Property



The property enjoys an open aspect to the side and front overlooking the fields and rolling countryside that surrounds the house.

Additional Photo



Additional Photo



Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

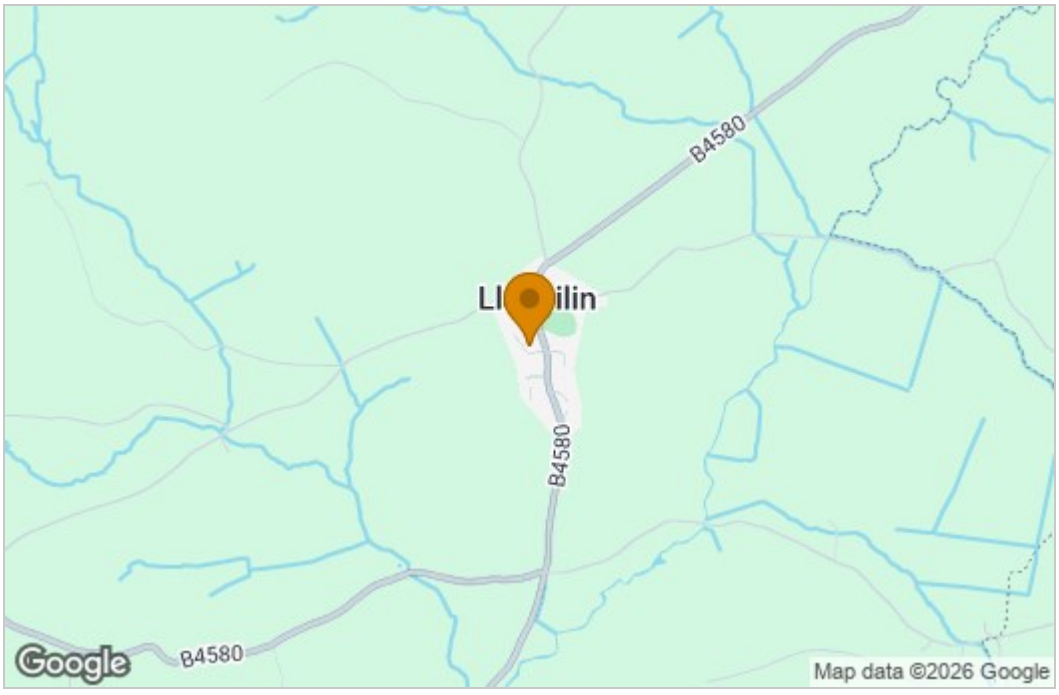
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

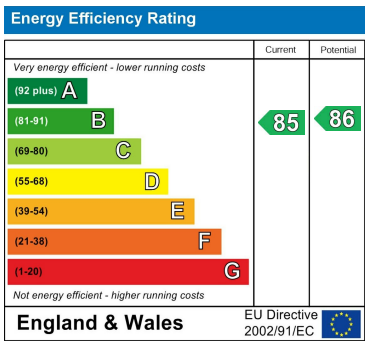
Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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