Town & Country

Estate & Letting Agents









10 Cysgod Y Gyrn, Llansilin, SY10 7LQ

Offers In The Region Of £325,000

This recently built detached family home sitting in the village of Llansilin features four double bedrooms (one en suite), large lounge, superb family kitchen/ breakfast room, separate dining room and family bathroom, designed with comfort and style in mind. One of the standout attributes of this property is the great off-road parking, providing convenience and peace of mind for residents and visitors alike. Additionally, the inclusion of solar panels not only enhances energy efficiency but also contributes to lower utility bills, making this home both environmentally friendly and economical. Set in a tranquil, tucked away rural location with open rural views to the rear, this property allows for a serene lifestyle while still being within reach of local amenities. The remaining guarantee on the house offers reassurance to potential buyers, ensuring that this modern home is built to last. This delightful property is perfect for those looking to escape the hustle and bustle of city life while enjoying the comforts of a recently constructed home. With its attractive features and idyllic setting, this house is a wonderful opportunity for anyone seeking a peaceful retreat in the heart of the countryside.

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 where the property will be found in the top left hand corner.

WHAT THREE WORDS; operating.animated.wasps

Accommodation Comprises;

Entrance

The property is accessed by a covered part glazed door with a canopy porch over leading into the hallway.

Hall



The good sized hallway has the stairs leading off to the first floor, understairs storage space and radiator. Doors lead off to the cloakroom, dining room, lounge and the kitchen.

Cloakroom

The cloakroom is fitted with a low level WC, wash hand basin, radiator and glazed window to the side.

Lounge 15'8" x 11'8" (4.79m x 3.57m)



This very bright and spacious lounge has French doors leading onto the rear patio area, radiator and heating control.

Dining Room 10'0" x 8'10" (3.06m x 2.70m)



A very versatile space ideal for a number of uses having a window to the front and a radiator.

Kitchen/Breakfast Room 15'8" x 11'8" (4.80m x 3.57m)



This modern, great sized kitchen is ideal for entertaining and catering for larger families. Fitted with a good range of wall and base units in high gloss finish with wood style work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine along with an integrated dishwasher and fridge freezer. There is a fitted electric oven with hob and stainless steel extractor hood over, wood laminate flooring throughout and window to the rear and side. There is also a wall mounted gas fired boiler and a part glazed door that leads out to the side.

Landing



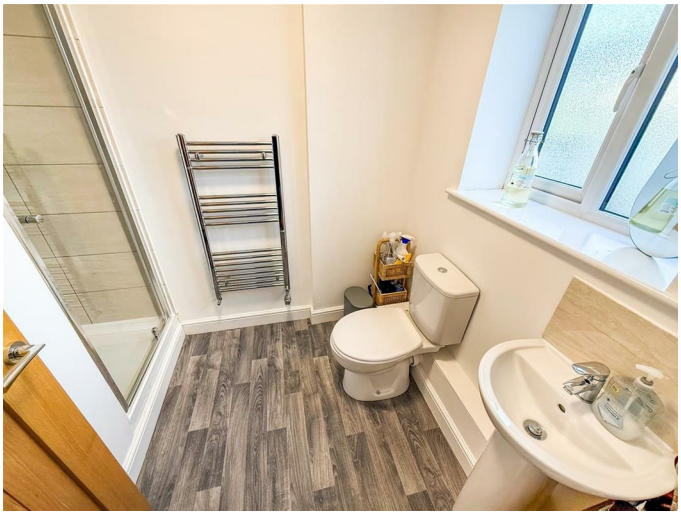
Another good space with area for storage having access to the loft and storage cupboard. Doors lead off to the bedrooms and the family bathroom.

Bedroom One 14'6" x 9'4" (4.44m x 2.85m)



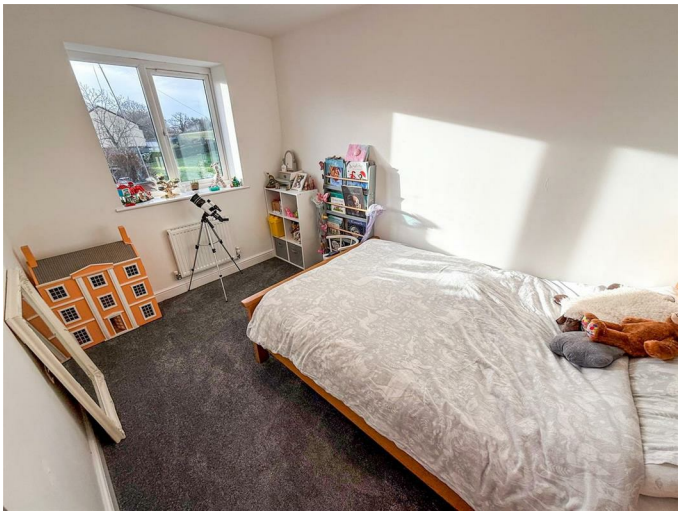
This spacious room has a window to the front and a radiator. A door leads through to the en suite.

Ensuite



The en suite is fitted with a walk-in shower with a mains electric shower, low level WC, wash hand basin and a heated towel rail. Extractor fan and a window to the front.

Bedroom Two 14'0" x 9'0" (4.29m x 2.75m)



A second double bedroom having a radiator and a window to the rear with views over the fields.

Bedroom Three 11'5" x 9'0" (3.48m x 2.75m)



A third double bedroom having a radiator and a window to the rear with views over the fields.

Bedroom Four 10'11" x 9'4" (3.35m x 2.85m)



The fourth double bedroom has a window to the front and a radiator.

Family Bathroom



The family bathroom comprises a white suite with panel bath with shower attachment over and

screen, wash hand basin and low level WC. Heated towel rail and glazed window to the rear. Tiled splash backs, wood style vinyl flooring and extractor fan.

To the Front

The property benefits from a tarmac driveway providing off road parking aswell as a further slate chipped parking area in all providing parking for several vehicles and access to the garage. A gate at the side gives access to the rear garden.

Rear Garden



The bright rear garden is fully enclosed and is mainly laid to lawn with a small patio seating area for entertaining and a shed. Ideal for children and pets and enjoying a rural aspect over the adjoining countryside.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Single Garage



With up and over door and light and power laid on.

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

Additional Information
We would like to make note that this property benefits from solar panels.

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 E.

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

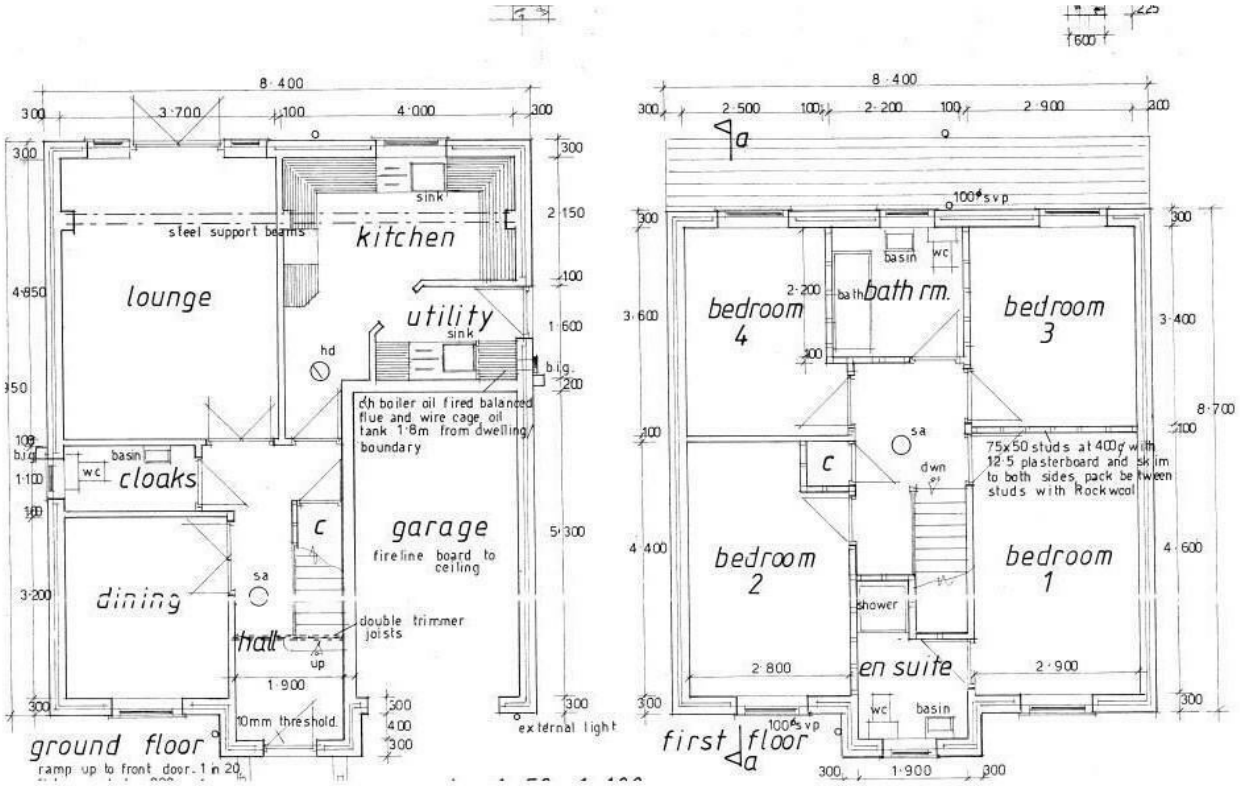
Hours Of Business
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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.

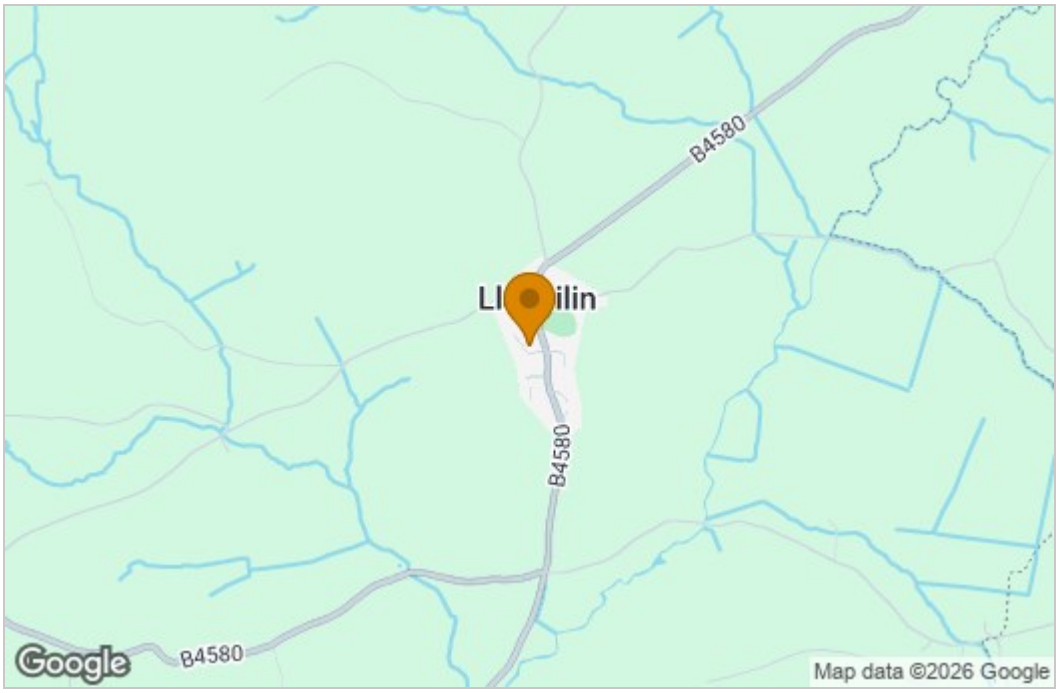
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We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings 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.

Money Laundering Regulations
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

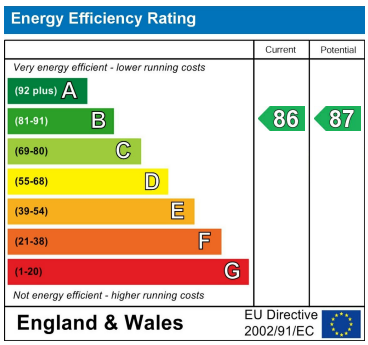
Floor Plan



Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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