



TO LET

£2,000 Per calendar month

Bryn Teg,
Llanymynech, Powys, SY22 6LQ

This detached property with approximately 9.5 acres of pasture land and with garage is available to rent immediately. The accommodation is warmed by oil fired central heating serving under floor heating and benefits from UPVC double glazing. Reception Hall, Lounge, Dining Room, Kitchen, Hall, Cloakroom, Utility, Three Bedrooms, Bathroom, Garage/Workshop with Attic Space, Parking, 9.5 Acres Formal Lawn. Pets Negotiable. Sorry No Smokers.



TO LET

Knockin (3 Miles) Llanymynech (1 Mile) Oswestry (8 Miles) Welshpool (12 miles), Shrewsbury (16.5 Miles)

All distances are approximate



- Property with 8 Acres
- Detached with Garage
- Immaculate Throughout
- Close To Village
- Sorry No Smokers
- Available Now

LOCATION

Llanymynech is situated on the A483 and enjoys village shop, Church, three Public Houses, Primary School, Golf Course and Heritage area.

Further amenities can be found at the village of Knockin which includes a post office/shop, church and pub with a greater range of facilities found at either the two local market towns of Oswestry and Welshpool or alternatively the County town of Shrewsbury.

Commuters will find that the main A5 offers easy access via the Shrewsbury bypass through to the M54 motorway and Telford or alternatively north through to Wrexham and Chester.

The area is particularly well known for country sports including fishing and shooting whilst there are a number of equestrian events available. Maesbrook is

on the local bus route and is in the catchment area for the well known Corbett School in Baschurch and Kinnerley primary school.

DIRECTIONS

From Oswestry take the A483 towards Llanymynech, proceed through Llyncllys and into Pant. After passing the Cross Guns Public House to the right hand side proceed for 0.25 of a mile where and proceed into Llanymynech. Turn left at the crossroads signposted Knockin. Proceed out of the village a short distance passing a sign stating Radfords Equestrian Centre, the entrance to the property will be viewed to the left hand side.

ENTRANCE PORCH

With UPVC double glazed door with side window leading into:

RECEPTION HALL

With tiled floor, airing cupboard housing hotwater cylinder.

LOUNGE

A dual aspect room with UPVC double glazed windows to the front and side elevations with a view of the grounds, electric fireplace. Opening through to:



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



DINING ROOM

With UPVC double glazed window to the side elevation overlooking grounds, tiled floor.

KITCHEN

A superb room comprising a comprehensive range of fitted base and wall units providing cupboard storage and drawer space with worktops over and tiled splashbacks, stainless steel sink unit, UPVC double glazed window to the side elevation overlooking grounds, space for appliances, tiled floor, Rayburn range providing central heating needs.

SIDE ENTRANCE HALL

With UPVC double glazed door leading out to the side elevation, tiled floor, recessed cloaks cupboard.

CLOAKROOM

Comprising a two piece suite, UPVC double glazed window to the rear elevation.

UTILITY ROOM

With units for storage with worktops over, sink unit, tiled floor, UPVC double glazed window to the side elevation.



BEDROOM ONE

A dual aspect room with UPVC double glazed windows to the front and side elevations.

BEDROOM TWO

A dual aspect room with UPVC double glazed windows to the front and side elevations.

BEDROOM THREE

With UPVC double glazed windows to the rear elevation.

BATHROOM

Comprising a three piece suite, UPVC double glazed window to the rear elevation.

PLEASE NOTE

The attic area is not for use by the tenant.

GARDENS AND GROUNDS

From the road level a private lane leads to the front of the Garage and property providing ample parking and turning space.

The formal gardens are laid to the side of the property with herbaceous borders planted and with a view of the pasture land.



To the rear of the property there are planted borders and an area for bin storage.

GARAGE WORKSHOP

With pedestrian door to the side and door to the front. Providing storage space. Attic area providing additional storage space.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWINGS AND APPLICATIONS

By appointment through the agents. Halls, Oswestry Office, TEL (01691) 670320.

You will be asked to complete a pre-application form before viewing the property therefore, please email hayley@hallsgb.com with your full name, email address and phone number and you will then be sent an application form, we will also require the same information for anyone else who will form part of the tenancy. Halls will not

organise a viewing until we receive this. This is to minimise the spread of the virus.

HOLDING DEPOSIT

A holding deposit equal to one week's 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

£2300.00 Will be held in the DPS.

TO LET

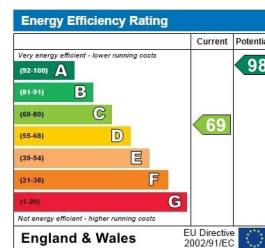
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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 Ratings



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



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