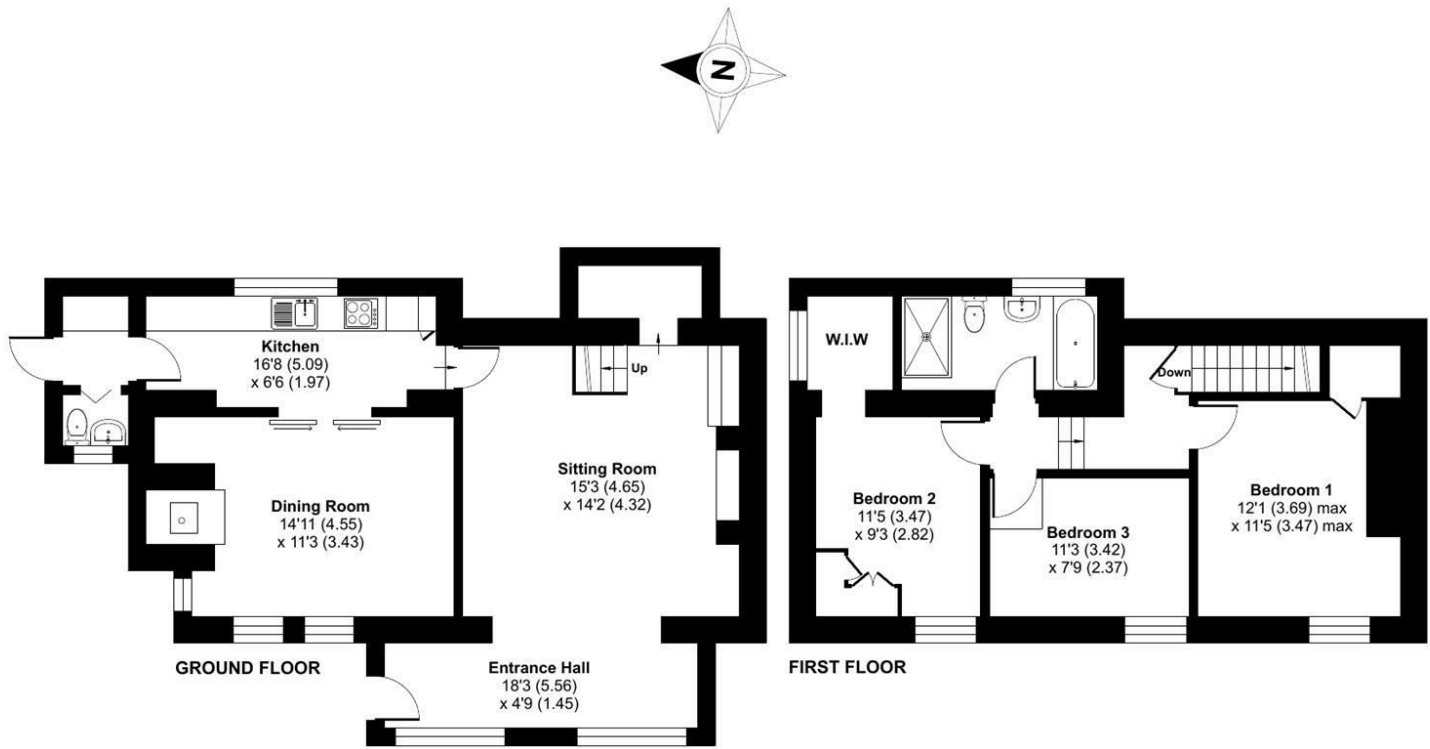


FOR SALE

1 Powys Terrace Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JS



Approximate Area = 1267 sq ft / 117.7 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). © nXchem 2025. Produced for Halls. REF: 1377358



FOR SALE

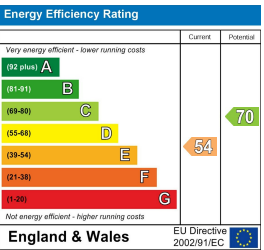
Offers in the region of £235,000

1 Powys Terrace Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JS

**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](mailto:oswestry@hallsgb.com)



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Attractive three-bedroom detached cottage in a popular village setting
- Two spacious reception rooms with character features
- Easy access to stunning countryside and Pistyll Rhaeadr waterfall
- Close to village amenities including shops, pubs and primary school
- Well-proportioned bedrooms offering flexible living options
- Deceptively spacious accommodation arranged over two floors

DESCRIPTION

Halls are delighted to offer 1 Powys Terrace, a charming and deceptively spacious three-bedroom detached cottage situated in the heart of the picturesque village of Llanrhaeadr-Ym-Mochnant. This attractive home offers well-balanced accommodation arranged over two floors, blending traditional character features with practical modern living.

The ground floor includes two inviting reception rooms: a generous dining room with exposed ceiling beams and an impressive inglenook-style fireplace housing a log burner, and a comfortable sitting room with front aspect window providing excellent natural light. The kitchen is fitted with a range of units and enjoys direct access to the outside space, while a useful ground-floor cloakroom completes the layout.

To the first floor, the property offers three bedrooms, comprising a well-proportioned principal bedroom, a second double bedroom, and a third bedroom ideal as a single room or home office. A modern family bathroom serves all bedrooms.

Externally, the property benefits from a small, low-maintenance courtyard area, providing an ideal space for potted plants, bin storage, or a seating area. Street parking is available nearby.

Set within a thriving village community, home to local shops, a primary school, popular pubs and access to the nearby Pistyll Rhaeadr waterfall, the property offers an excellent opportunity for buyers seeking a character home in a scenic rural setting.

OUTSIDE

The property is approached via a set of stone steps leading up to a small, enclosed frontage which provides a charming and manageable outdoor space, ideal for pot plants and seating. To the side, there is a useful courtyard area offering a low-maintenance space for storage or outdoor use.

In addition, the property benefits from off-road parking for up to two cars, located just a short distance from the entrance, providing excellent convenience for this village setting.

DIRECTIONS

From Oswestry, take the A483 toward Wrexham and at the Llyncllys crossroads turn right onto the A495 signposted for Llansantffraid. Continue through the village and at the roundabout take the first exit onto the B4393 towards Llanrhaeadr-Ym-Mochnant. On entering the village, proceed along the main street, passing the shops and amenities. Continue ahead and take a slight right onto Waterfall Street. Powys Terrace will be found a short distance along on the left-hand side.

W3W

What3Words:///trembles.assurance.politics

SITUATION

1 Powys Terrace is situated within the heart of the sought-after village of Llanrhaeadr-Ym-Mochnant, a thriving rural community nestled at the foot of the Berwyn Mountains. The village offers an excellent range of local amenities including a convenience store, pubs, café, primary school, doctor's surgery, church and regular bus services.

The area is renowned for its stunning countryside, with walking and cycling routes on the doorstep, including access to the famous Pistyll Rhaeadr waterfall, one of the Seven Wonders of Wales. The nearby towns of Oswestry, Welshpool and Llanfyllin provide a wider selection of shopping, schooling and leisure facilities, while good road links connect to Shrewsbury, Wrexham and Chester.

SCHOOLING

Llanrhaeadr-Ym-Mochnant is served by a well-regarded primary school within the village, offering both English and Welsh medium education. Secondary schooling is available in nearby Llanfyllin, which provides a comprehensive school with sixth form facilities. School transport is typically available from the village. A wider choice of schooling can be found in Oswestry, including independent options.

SERVICES

We understand that the property is connected to mains water, electricity and drainage. Heating is provided by oil fired central heating. None of the services, appliances or installations have been tested by Halls.

TENURE

We understand the property is freehold and will be offered with vacant possession upon completion.

LOCAL AUTHORITY

Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG.  
Telephone: 01597 826000  
Website: powys.gov.uk

COUNCIL TAX

Council Tax Band – C (Powys County Council).

VIEWINGS

By appointment only through the sole selling agents, Halls, Oswestry office.  
Tel: 01691 670 320.  
Email: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)

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.