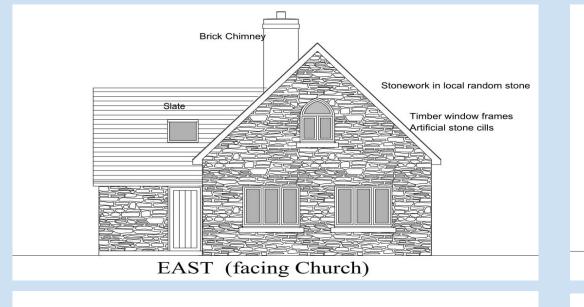
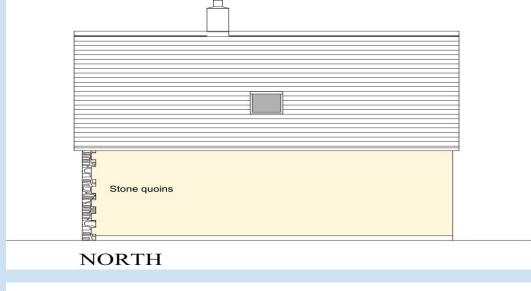


Roger Parry & Partners

LAND ADJACENT TO LLWYN DERW Bwlch y Cibau, Llanfyllin, Powys, SY22 5LN









LAND ADJACENT TO LLWYN DERW

Bwlch Y Cibau | Llanfyllin | Powys | SY22 5LN- Guide Price £59,500

An opportunity to acquire a single building plot (approx. 320 square metres) with FULL PLANNING PERMISSION granted Application: P/2016/0980 for the erection of a detached dwelling. Located within the popular village of Blwch-Y-Cibau which is well placed for the towns of Llanfyllin, Oswestry and Welshpool. Proposed Accommodation to comprise: Hall, Shower Room, Study/Bedroom 3, Living Room, Kitchen/Dining Room, Utility, First Floor Landing, Master Bedroom with Dressing Room/Nursery, Bedroom 2, Bathroom.

Viewing Fully Recommended.

Proposed Accommodation

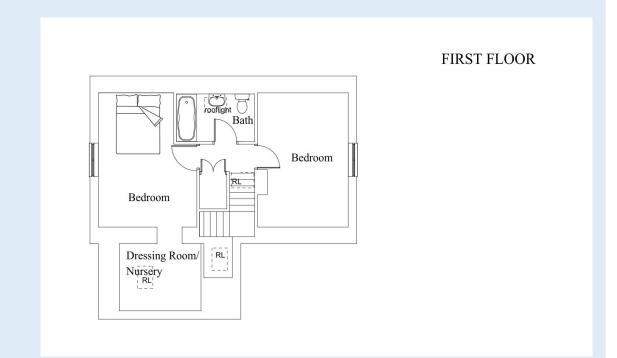
- Hall
- Shower Room
- Study / Bedroom 3
- Living Room
- Kitchen / Dining Room
- Utility
- First Floor Landing
- Master Bedroom with:
- Dressing Room / Nursery
- Bedroom 2
- Bathroom

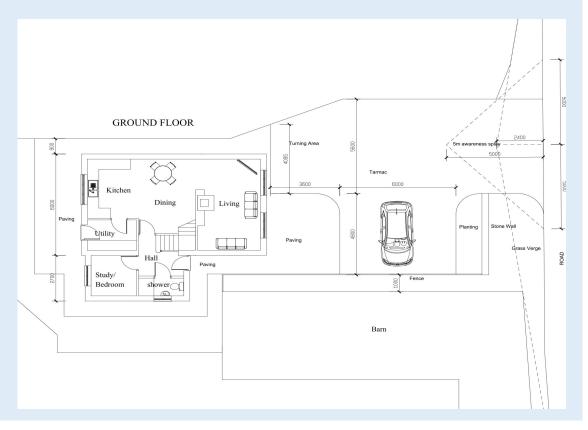
AGENTS NOTE

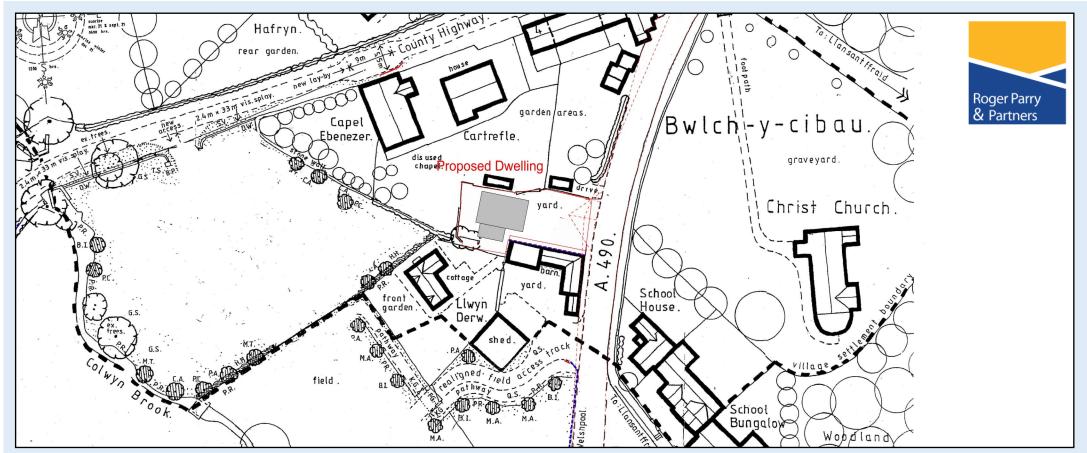
All plans are not to scale and for identification purposes only.

DIRECTIONS

From Oswestry proceed on the A483 towards Welshpool turning right at Llynclys crossroads. Continue on the A495 turning left signposted Llansantffraid. Proceed through the village of Llansantffraid towards Meifod and eventually turn right signposted Llanfyllin/Bwlch-Y-Cibau (A490). Upon entering the village of Blwch-Y-Cibau the plot will be observed on the left-hand side as identified by our For-Sale board.







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Shrewsbury ~ Minsterley ~ Oswestry ~ Welshpool ~ Llanidloes

Sales ~ Planning ~ Valuations ~ Estate Management

Viewing of the property is by appointment only, please contact:

Oswestry Office

Address: The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU

Tel: 01691 655 334 Email: richard@rogerparry.net



















Important Notice:

- 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
- 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchaser, purchasers must rely on their own enquiries.
- 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
- 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
- 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed.
- 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.