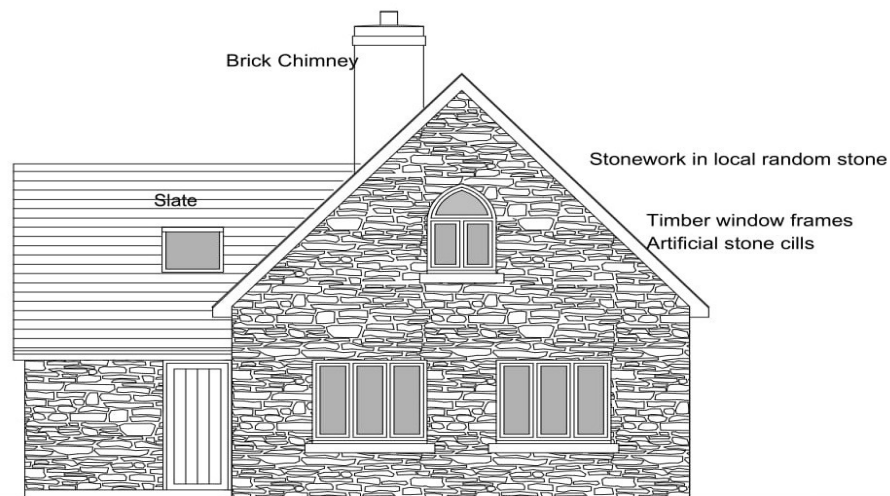
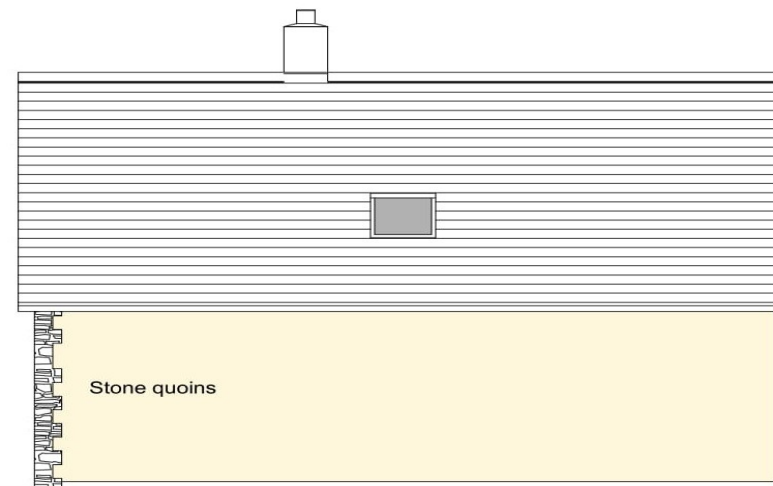


Roger Parry & Partners

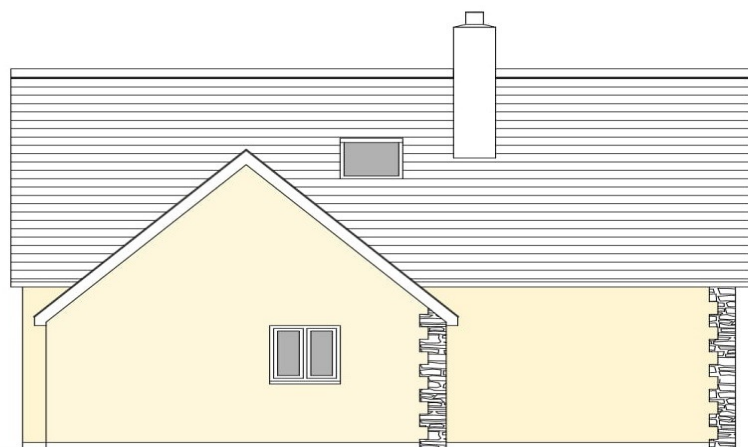
LAND ADJACENT TO LLWYN DERW
Bwlch y Cibau, Llanfyllin, Powys, SY22 5LN



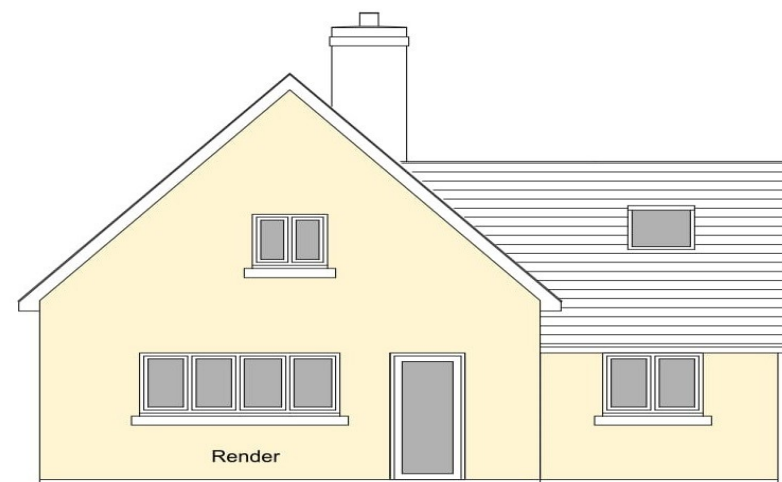
EAST (facing Church)



NORTH



SOUTH



WEST (Rear)

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.

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

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

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 Bwlch-Y-Cibau the plot will be observed on the left-hand side as identified by our For-Sale board.

