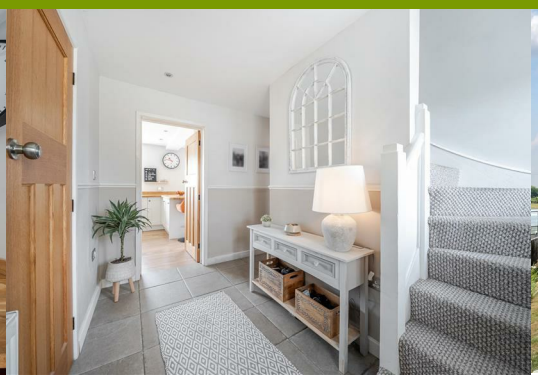


7 TANYVOEL

| LLANYMYNECH | SY22 6EP







An exceptional three-bedroom semi-detached home, beautifully renovated and impeccably presented throughout, enjoying stylish open-plan living, versatile reception accommodation, a substantial detached gym and utility building, generous landscaped gardens, ample private parking and attractive countryside views, all set within the sought-after village of Llanymynech.

Asking Price £230,000





2 3 1 F

- **Semi-Detached Dorma Bungalow**
- **Over 1,200 sq ft**
- **Flexible Snug/Ground Floor Bedroom Ideal For Home Working or Multi-Generational Living**
- **Detached Gym and Utility Offering Excellent Versatility**
- **Generous Rear Gardens**
- **Tucked Away Position Overlooking Attractive Countryside Views**

DESCRIPTION

Halls are delighted with instructions to offer 7 Tanyvoel in Llanymynech for sale by private treaty. Thoughtfully designed for modern family life, the accommodation offers bright, well-proportioned interiors with an excellent balance of living and bedroom space. The property is complemented by impressive outside space, providing an ideal setting for both everyday enjoyment and entertaining.

SITUATION

7 Tanyvoel is peacefully situated in a tucked-away position on the edge of the charming village of Llanymynech, nestled amidst the picturesque border countryside between Shropshire and Powys. The area is renowned for its beautiful rural surroundings, with an abundance of scenic walks available directly from the doorstep, including routes along the Montgomery Canal, Offa's Dyke Path, and the historic Llanymynech Rocks Nature Reserve.

Whilst enjoying all the benefits of village and countryside living, the property remains conveniently located for everyday amenities. Llanymynech itself offers a range of local facilities, including a primary school, village shop, public houses, and community services, whilst the nearby market towns of Oswestry and Welshpool provide a more comprehensive selection of supermarkets, schools, restaurants, leisure facilities, and medical services. The county town of Shrewsbury lies approximately 20 miles to the east.

THE PROPERTY

The accommodation is entered via an enclosed porch which leads into a welcoming entrance hall, providing access to the principal ground floor accommodation. To the front of the property is a contemporary family bathroom fitted with a modern white suite.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, a superb sociable space extending across the rear of the property. Fitted with an excellent range of contemporary wall and base units complemented by generous work surfaces, the kitchen also incorporates integrated appliances together with ample space for dining furniture. Large glazed doors flood the room with natural light and provide a seamless connection to the rear patio, creating an ideal space for both everyday family life and entertaining.

Adjoining the kitchen is a comfortable living room offering an attractive setting in which to relax, whilst a further reception room currently arranged as a snug provides excellent versatility. This room could equally serve as a third ground floor bedroom, home office, playroom or hobby room depending upon a purchaser's individual requirements.

To the first floor are two generous double bedrooms. The principal bedroom is particularly spacious and enjoys pleasant views across the rear gardens and neighbouring countryside, whilst the second bedroom benefits from extensive fitted wardrobes providing excellent storage.

Throughout the property, the accommodation has been tastefully updated with a light, contemporary decor, creating a home that is ready for immediate occupation.





OUTSIDE

To the rear, the gardens have been designed with outdoor living in mind. A substantial paved terrace extends directly from the kitchen, providing an excellent entertaining area with ample space for outdoor dining and seating. Beyond lies a generous lawn bordered by established planting and enclosed fencing, creating a safe and private environment for children and pets whilst enjoying attractive open views across neighbouring countryside.

A particular feature of the property is the substantial detached outbuilding. Currently arranged as a well-equipped home gym together with a separate utility room, the building offers excellent flexibility and could equally lend itself to use as a home office, studio, workshop or hobby space, subject to any necessary consents.

DIRECTIONS

From Oswestry, proceed out of town on the A483 towards Welshpool. Continue through Morda and Pant into Llanymynech. On entering the village, turn into the residential area signposted Tanyvoel. Follow the road through the development where No. 7 will be found after a short distance, identified by its house number. The postcode for the property is SY22 6EP. For satellite navigation use this postcode as a guide only.

W3W

///carefully.singer.much

SCHOOLING

Within easy reach of the property is an excellent selection of highly regarded state and independent schools, including Carreghofa C.P. School, Bryn Offa C of E Primary School, Kinnerley C of E Primary School, Morda C of E Primary School, The Marches School, St Martin's School, Llanfyllin High School and Oswestry School, offering outstanding educational opportunities for families with children of all ages.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

POSSESSION AND TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

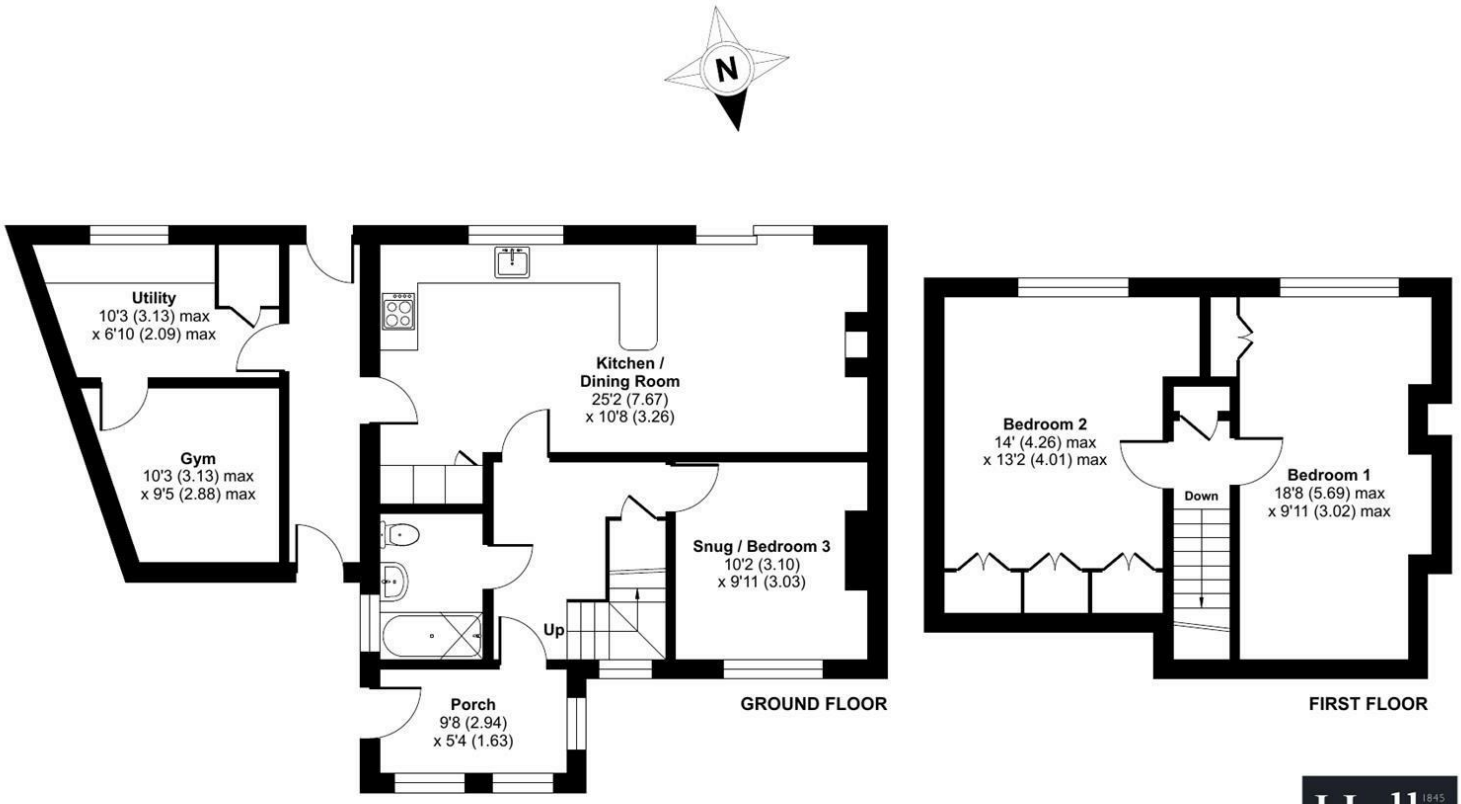
By appointment through the selling agents Halls Oswestry office. Tel. (01691) 670320

ANTI-MONEY LAUNDERING (AML) CHECKS

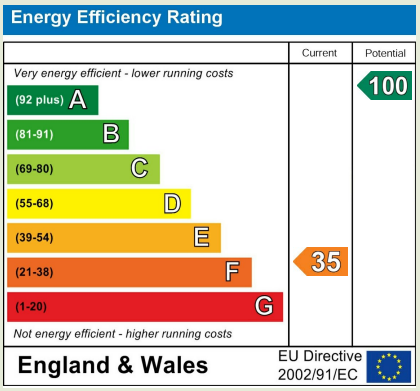
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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.

Approximate Area = 1273 sq ft / 118.3 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). ©nichecom 2026. Produced for Halls. REF: 1494423



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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 purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the