

Bron Y Nant Penybontfawr Oswestry SY10 0NT



4 Bedroom House - Detached
Offers In The Region Of £435,000

The features

- EXCELLENT DOUBLE FRONTED DETACHED HOME
- LARGE GARDEN BORDERED BY THE RIVER AND OPEN FARMLAND
- 3 GENEROUS DOUBLE BEDROOMS, 4TH BEDROOM, BATHROOM AND SHOWER ROOM
- PERFECT FOR A GROWING FAMILY
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE VILLAGE LOCATION WITH LOVELY RURAL ASPECTS
- LOUNGE, DINING ROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- AMPLE PARKING AND DOUBLE GARAGE
- NO UPWARD CHAIN
- EPC RATING D



*** LOVELY RURAL VIEWS - BORDERED BY RIVER AND FARMLAND ***

An excellent opportunity to purchase this lovely double fronted detached home, offering deceptively spacious and versatile accommodation, perfect for a growing family, those looking to downsize or those looking for a peaceful village setting.

Offered for sale with no upward chain.

Set in the heart of this popular village, ideally placed for commuting to both Oswestry and Welshpool.

The accommodation briefly comprises Reception Hall, Cloaks/ Shower Room, Good Sized Lounge with Log Burner, Dining Room, Sitting/ Family Room, Breakfast Kitchen, Utility, Generous Landing with Study area, 3 Generous Double Bedrooms, 4th Single Bedroom, Family Bathroom.

The property has the benefit of Central Heating, Double Glazing, Driveway with Ample Parking, Double Garage and lovely rear garden bordered by the River and benefiting from open countryside views.

Viewing highly recommended .

Property details

LOCATION

The property occupies an enviable position in the heart of this popular, self sufficient village amid the beautiful and scenic Tanant Valley. There are good facilities within the village including school, general store and public house and is located for ease of access to both busy Market Towns of Oswestry and Welshpool. Nearby Llanfyllin offers Excellent Medical Centre, Secondary School and a Leisure Centre.

ENTRANCE PORCH

Wooden entrance door opening to Entrance Porch with further door to

RECEPTION HALL

A spacious and light Reception Hall. Radiator and exposed wooden timbers.

SHOWER ROOM

With suite comprising shower cubicle with electric shower unit, wash hand basin and WC, window to the side, radiator.

LOUNGE

With window to the front with lovely aspect over the Welsh Hills, inglenook fireplace housing cast iron log burner with wooden mantel over, media point, fitted wall lights, radiators.

DINING ROOM

Having window to the front, again with a lovely aspect to the Welsh Hills, radiator and fitted wall lights.

SITTING/FAMILY ROOM

A great multi purpose room having sliding patio doors opening onto the gardens and providing a lovely aspect over open countryside. Radiator.

KITCHEN/BREAKFAST ROOM

Fitted with range of wooden fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surface over and inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall units, space for fridge/freezer and breakfast table. Window overlooking the garden with lovely open views.

UTILITY ROOM

With one and a half bowl drainer sink set into base cupboard, with worksurface extending to the side with space for washing machine and tumble dryer. Oil central heating boiler, useful walk in pantry or cloaks cupboard and door to garden. Radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with useful Study/Seating area and having window to the rear with lovely outlooks over the gardens and open views.

PRINCIPAL BEDROOM

A lovely light room with window to the front with aspect over the Welsh Hills and further window to the side, built in double wardrobe and range of fitted bedroom furniture including wardrobes and chest of drawers. Shower cubicle, wash hand basin set into a vanity surround, radiator.

BEDROOM 2

Another good sized double room with windows to the front and side, built in double wardrobe and wash hand basin set into vanity surround, radiator.

BEDROOM 3

With window to the rear, built in double wardrobe, radiator.

BEDROOM 4

Single Bedroom ideal for Nursery or Home Office, currently in use as a studio.

BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Fully tiled surrounds, large double airing cupboard, radiator. Window to the rear.

OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the Double Garage having twin up and over doors, power and lighting, W/C, hand basin, and personal door to the garden.

The Front Garden is laid to lawn with flower and shrub beds with inset specimen trees. Side pedestrian access leads around to the Rear Garden which is a particular feature of the property being laid extensively to lawn which has well stocked shrub and herbaceous beds with inset specimen trees run down to the River. Large paved sun terrace perfect for outdoor dining. There is a lovely rural aspect over adjoining countryside.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main water, electricity and drainage are connected. Oil central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom

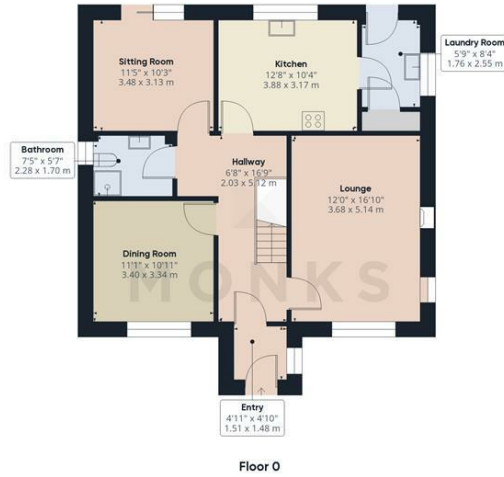




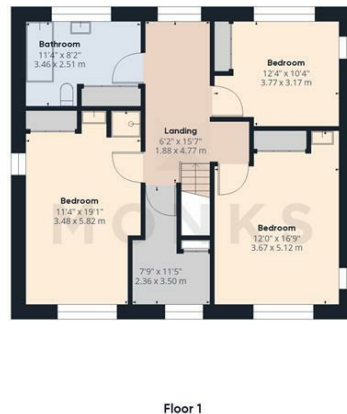
Bron Y Nant , Penybontfawr, Oswestry, SY10 0NT.

4 Bedroom House - Detached
Offers In The Region Of £435,000





Approximate total area[®]
 1638.6 ft²
 152.23 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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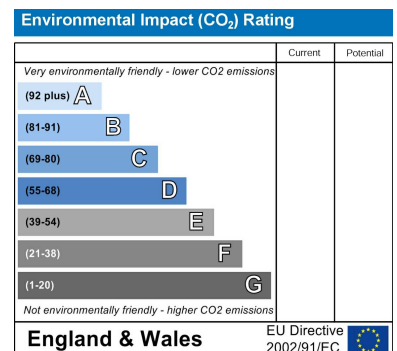
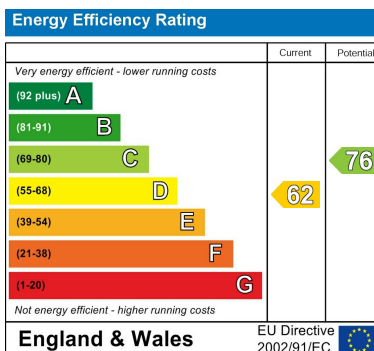
Oswestry office

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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