

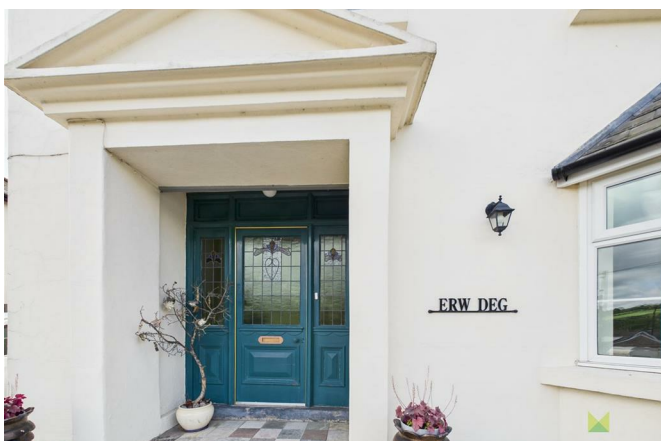
# Erw Deg Oswestry Penybontfawr SY10 0NZ



**4 Bedroom House - Detached**  
**Offers In The Region Of £370,000**

## The features

- IMPRESSIVE 4 BEDROOM DETACHED HOME
- LOUNGE WITH FEATURE LOG BURNER AND DINING/FAMILY ROOM
- FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM
- ESTABLISHED REAR GARDEN
- ENERGY PERFORMANCE RATING “
- FABULOUS OPEN VIEWS OVER THE BERWYN HILLS TO THE FORE
- WELL FITTED KITCHEN AND UTILITY ROOM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENVIABLE VILLAGE LOCATION WITH AMENITIES.
- VIEWINGS ESSENTIAL



### **\*\*\* FANTASTIC VIEWS OVER THE BERWYN RANGE- 4 BEDROOM HOME \*\*\***

**An opportunity to purchase this spacious four double bedroom detached family home with stunning countryside views to the front aspect. Perfect for the growing family, or those looking for a little more space.**

**Occupying an enviable position in the heart of Penybontfawr which boasts a range of excellent local facilities and benefits from ease of access to the nearby village of Llanrhaeadr-Ym-Mochnant (4 miles) and the Market Town of Oswestry (14 miles) which both offer additional amenities.**

**The accommodation briefly comprises of Reception Hall, Lounge, Dining Room with fabulous views, attractively fitted Kitchen, Utility and Cloakroom, Four Double Bedrooms and Family Bathroom.**

**Having the benefit of oil central heating, double glazing, driveway with ample parking for several vehicles and enclosed rear garden.**

**Viewings Essential.**

#### **Property details**

##### **LOCATION**

Penybontfawr is a charming village nestled in the heart of the Tanat Valley in Powys. Surrounded by the stunning Berwyn Mountains, it offers breathtaking natural beauty and an ideal setting for outdoor enthusiasts, with excellent walking, cycling, and wildlife-spotting opportunities right on your doorstep. Despite its peaceful, rural feel, Penybontfawr boasts a close-knit and welcoming community, a well-regarded primary school, a local shop, and a traditional pub. The village is just a short drive from the bustling Market Towns of Oswestry and Welshpool, providing convenient access to wider amenities while retaining its serene countryside appeal. With its scenic location, strong community spirit, and excellent balance of rural life and accessibility, Penybontfawr is a truly appealing place to call home.

##### **RECEPTION HALL**

Covered entrance and steps leading up, timber door opening into the Reception Hall. Wooden flooring and further door leading into,

##### **INNER HALLWAY**

With staircase to the First Floor Landing, under stairs storage cupboard, wooden flooring. Radiator, doors leading off,

##### **LOUNGE**

With French doors leading out to the Rear Garden, chimney recess housing cast iron multi fuel burning stove with exposed brick surrounds, wooden fireplace and hearth. Coved ceiling, radiator.

##### **DINING ROOM**

With bay window to the front with lovely rural aspect, coved ceiling, chimney recess with potential for further fireplace, hearth. Radiator.

##### **KITCHEN**

Attractively fitted with a range of of base level cupboards and drawers with work surface over. One and a half bowl drainer sink set into base unit, integrated oven/ grill and inset four ring gas hob with extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panel, partially tiled walls and further range of wall mounted units. Large window to the rear aspect and tiled flooring.

##### **UTILITY ROOM**

Fitted with a base level cupboard with work surface over. Space beneath for washing machine and tumble dryer. Further space for fridge and freezer. Partially tiled walls, window to the side aspect.

##### **OUTSIDE WC**

Fitted with WC.

## FIRST FLOOR LANDING

From the Inner Hallway stairs lead to the First Floor Landing with window to the side aspect, access to loft space and doors leading off,

## BEDROOM 1

A generous double bedroom with window to the rear aspect. Door opening to storage cupboard, fitted wardrobes. Radiator.

## BEDROOM 2

Another good sized double bedroom with window to the front aspect with fabulous open views, Radiator.

## BEDROOM 3

Double bedroom with window to the front aspect with fabulous open views, radiator.

## BEDROOM 4

Double bedroom with window to the rear aspect. Radiator.

## BATHROOM

With suite comprising of panelled bath with mixer shower over with drench head. WC and wash hand basin. Complementary tiled walls and flooring. Heated towel rail, window to the rear.

## OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles. Area laid with lawn and enclosed with hedges and brick wall. Pedestrian access to either side of the property leading into the Rear Garden. Mostly laid with lawn, wooden storage shed, oil tank and space for seating. Enclosed with hedges and fencing.

## 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 mains electricity, water and drainage are connected. There is a 1,300L oil tank for central heating

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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) 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

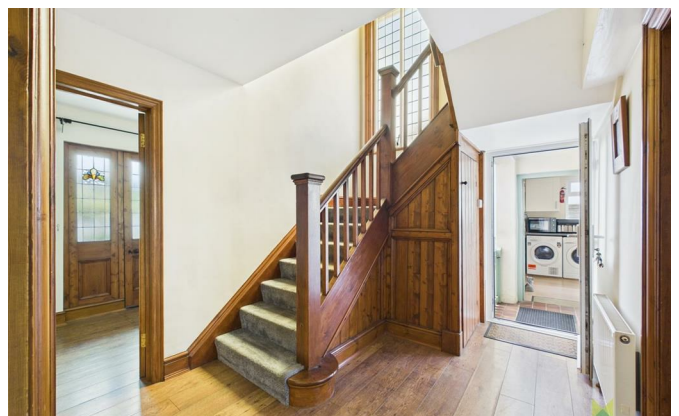
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

## 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 home.





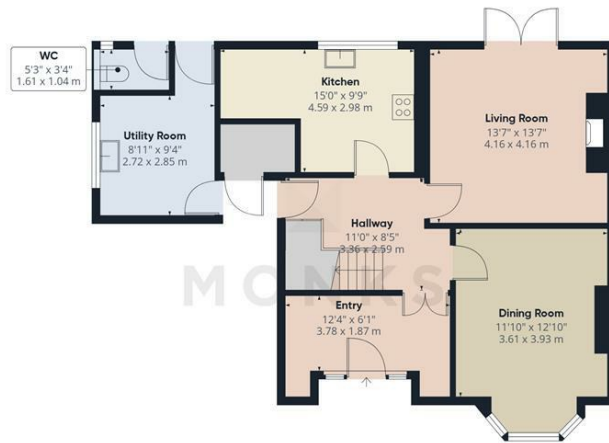




## Erw Deg , Oswestry, Penybontfawr, SY10 0NZ.

4 Bedroom House - Detached  
Offers In The Region Of £370,000





Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1431 ft<sup>2</sup>  
132.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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**

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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