

# 24 Delfan Oswestry Pant SY10 8LQ



4 Bedroom House - Detached  
£475,000

## The features

- STUNNING PANORAMIC VIEWS ACROSS SHROPSHIRE AND WELSH HILLS
- SPACIOUS AND VERSATILE LIVING OVER 2 FLOORS
- LARGE LOUNGE WITH FEATURE LOG BURNER
- 4 BEDROOMS AND 2 BATHROOMS
- VIEWING ESSENTIAL
- POPULAR SELF SUFFICIENT VILLAGE WITH GOOD AMENITIES
- PERFECT FOR A GROWING FAMILY, WORK FROM HOME OR ENTERTAINING
- EXCELLENT KITCHEN/DINING ROOM WITH BI-FOLDS TO ELEVATED SUN TERRACE
- AMPLE PARKING AND DELIGHTFUL GARDENS



**\*\*\* BREATH-TAKING PANORAMIC VIEWS \*\*\***

An excellent opportunity to purchase this deceptively spacious split level home - offering great space with flexibility of living, perfect for a growing family, those who work from home, love to entertain or have a dependent relative.

Set in a truly enviable, elevated location in the heart of this popular village with the most wonderful open outlooks across to the Shropshire and Welsh Hills. Ideally placed for commuters with ease of access Oswestry and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, excellent Lounge with log burner, large Kitchen/Dining Room which features bi fold doors opening onto the large sun terrace, an idyllic spot to entertain or sit and watch the sun set. Utility, 2 Bedrooms and Bathroom. On the lower floor are 2 further Bedrooms and Shower Room and this area would make a great independent annexe for dependent relative or those who work from home.

The property has the benefit of central heating, double glazing, driveway with ample parking and delightful well stocked gardens.

Viewing essential.

## Property details

### LOCATION

#### ENTRANCE PORCH

Quarry tiled floor, wooden panelling to walls and door to Boot Room.

#### RECEPTION HALL

with wooden panelling to dado height, radiator and off which lead

#### LOUNGE

An excellent sized room having bow window overlooking the rear with outlooks over open countryside and across to the hills. Media point, radiator. Wooden fire surround housing cast iron log burner set onto hearth.

#### KITCHEN/DINING ROOM

An excellent through room, perfect for those who love to entertain. The dining area features double opening French doors leading onto the raised sun terrace, perfect for dining alfresco with the most breath-taking backdrop. The Kitchen is comprehensively fitted with range of wooden fronted doors incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with worksurfaces over, integrated dishwasher and fridge freezer with matching fascia panel and inset 4 ring hob with extractor hood over and oven and grill beneath, space for appliances, tiled surrounds and matching range of eye level wall units, plate storage and display shelving. Beamed ceiling, two windows to the side and window to the rear, tiled floor, radiator.

#### UTILITY ROOM

with space for appliances, range of fitted shelving.

#### CLOAKROOM

with suite comprising WC and wash hand basin,

#### BOOT ROOM

with doors leading to either side of the properties and gardens, quarry tiled floor.

#### BEDROOM 1

A good sized double room with window to the rear providing lovely open aspect over the garden and countryside beyond. Excellent range of fitted bedroom furniture, radiator.

#### BEDROOM 2

A double room having window to the side, radiator, wooden flooring.

#### HOME OFFICE/BEDROOM

With window to the front with lovely open aspect, radiator.

#### BATHROOM

A well appointed room with suite comprising large shower cubicle, panelled bath with mixer taps/shower attachment, wash hand basin set into wash stand and WC. Complementary tiled surrounds, radiator.

#### LOWER GROUND FLOOR

From the Reception Hall stairs lead down to the Lower Ground Floor which offers great versatility of use and comprises

#### BEDROOM 3

A generous double room having window to the side. Excellent range of fitted bedroom furniture including wardrobes, storage cupboards and chest of drawers, radiator.

#### BEDROOM 4/SITTING ROOM

A great versatile room having windows to the side and rear, wooden effect floor covering, recessed ceiling lights, radiator.

#### BATHROOM

with suite comprising panelled bath, pedestal wash hand basin and WC. Complementary tiled surrounds, radiator.

#### OUTSIDE

The property occupies an enviable position tucked away at the end of a cul de sac in this much sought after village. Set in an elevated position which enjoys the most commanding views across the village, open countryside and Hills beyond. Approached over driveway which provides excellent parking and hardstanding for numerous vehicles.

The Gardens are laid extensively to lawn and screened by mature hedging, specimen trees and fencing. Fabulous raised sun terrace which is the perfect spot to entertain and dine outdoors as from here there are the most stunning panoramic views. To the side is a further lawned area with flower and shrub beds.

#### 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 services are connected.

##### COUNCIL TAX BANDING

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



### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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.

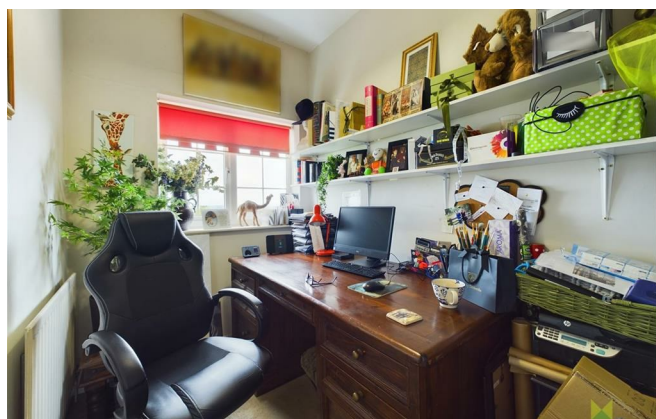
### NEED TO CONTACT US

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.





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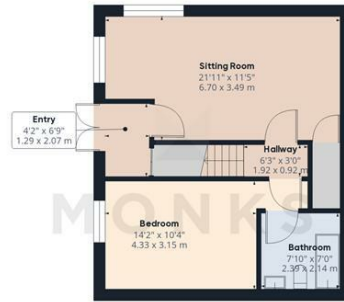




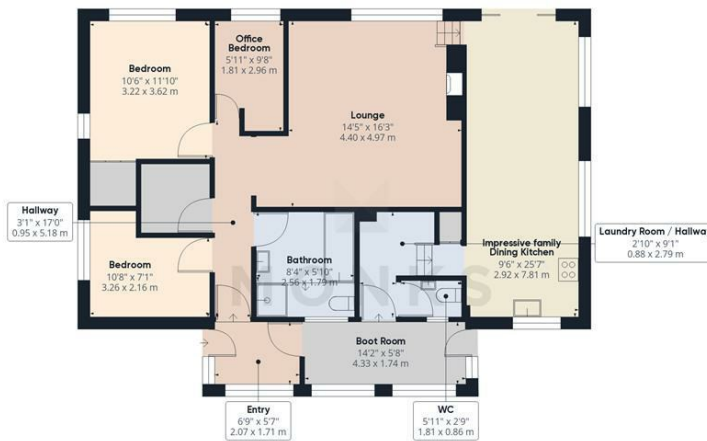
## 24 Delfan, Oswestry, Pant, SY10 8LQ.

4 Bedroom House - Detached  
£475,000





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1698.32 ft<sup>2</sup>  
157.78 m<sup>2</sup>

(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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## Get in touch

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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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