



FOR SALE

Chain Free £450,000

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

A wonderful opportunity to purchase a detached family residence situated in a peaceful location next to the Hirnant River. Only viewing this property will the spacious accommodation be appreciated. Warmed by oil fired central heating and benefitting from double glazing the accommodation comprises; Reception Hall, Lounge, Dining Room, Sitting Room, Shower Room, Kitchen, Utility, Landing, Four Bedrooms, Bathroom, Double Garage with WC, Parking and Gardens.





- Detached Village Home
- Spacious Accommodation
- River Hirnant
- Oil Fired Central Heating
- Double Glazing
- Available For Sale with No Chain

## LOCATION

The property is located in the village of Penybontfawr. This popular residential village is situated in idyllic countryside in the Tanat Valley at the base of the Berwyn Mountains which is renowned for its walks, outdoor pursuits and dramatic scenery. The village has a well stocked shop/post office, church, chapel, primary school and public house.

Llanfyllin, 6 miles away, offers a medical/dental practice, leisure centre, a plentiful range of shops as well as primary, secondary and sixth form education.

Oswestry, 15 miles distant, provides a greater range of leisure and shopping facilities.

Stunning Lake Vyrnwy is 7 miles away and world renowned Pistyll Rhaeadr Waterfall is 6 miles with Snowdonia National Park also within easy reach.

The A5/A483 are within easy access and provide links to Shrewsbury, Wrexham, Chester and Liverpool.

## ENTRANCE PORCH

With double glazed window to side elevation, door leading out to the front gardens and parking and door leading into;

## RECEPTION HALL

With staircase leading to the First Floor Accommodation, understairs storage cupboard.

## LOUNGE

16'8" x 12'1" (5.10m x 3.70m)

A dual aspect room with double glazed windows to the front and side elevations, feature wood burning stove set within brick recess with oak beam over.

## DINING ROOM

10'5" x 11'5" (3.20m x 3.50m)

With double glazed window to the front elevation.

## SITTING ROOM

10'5" x 11'5" (3.20m x 3.50m)

With double glazed sliding patio doors leading out to the neat rear gardens with a view down to the Hirnant River and open countryside in the distance.

## KITCHEN BREAKFAST ROOM

Comprising a range of fitted base and wall units with worktops over and tiled splashbacks, one and a half bowl sink unit, fitted oven with hob over and extractor hood above, space for fridge freezer, space for table, double glazed window to the rear elevation with a view out to the neat rear gardens and with a view down to the Hirnant River and open countryside in the distance.

## UTILITY ROOM

Comprising a range of fitted base units with worktops over and tiled splashbacks, one and a half bowl sink unit, space and plumbing for appliances, double glazed window to the side elevation, floor mounted oil fired boiler, recessed pantry/broom cupboard, door leading out to the rear elevation.

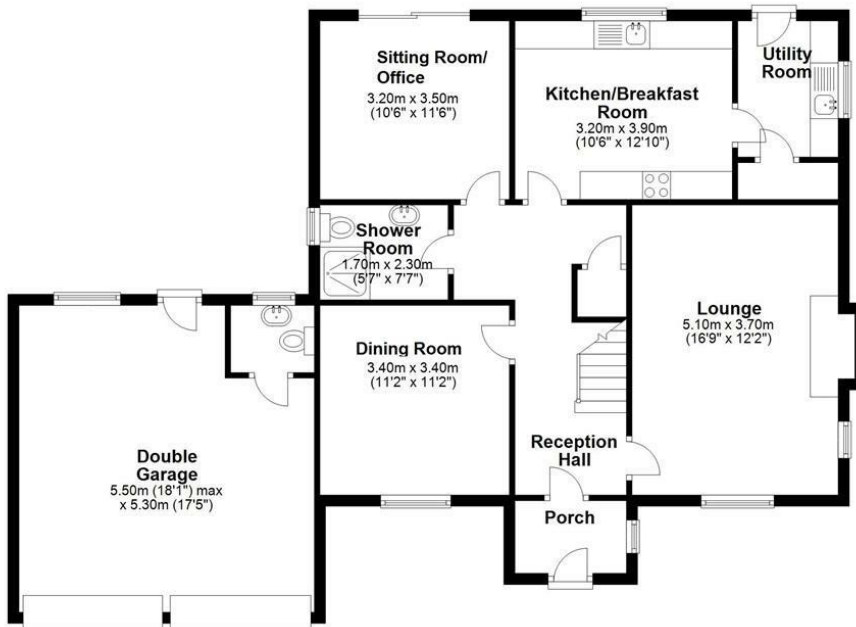
## SHOWER ROOM/CLOAKROOM

5'6" x 7'6" (1.70m x 2.30m)

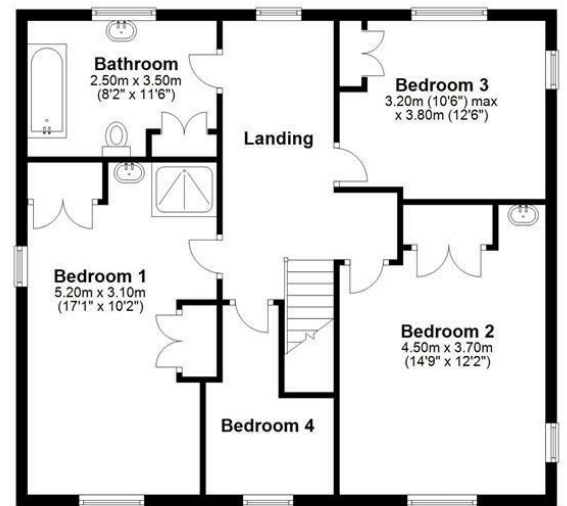
Comprising a three piece suite and with double glazed window to the side elevation.



**Ground Floor**  
Approx. 111.3 sq. metres (1198.0 sq. feet)



**First Floor**  
Approx. 79.8 sq. metres (859.0 sq. feet)



Total area: approx. 191.1 sq. metres (2057.0 sq. feet)  
**Bron y Nant**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### FIRST FLOOR LANDING

A generous area with double glazed window to the rear elevation with a view out to the neat rear gardens and with a view down to the Hirnant River and open countryside in the distance, entrance to attic area with pull down ladders leading to a part boarded spacious attic area.

#### BEDROOM ONE

17'0" x 10'2" (5.20m x 3.10m)

A dual aspect room with double glazed windows to the front and side elevations, to the front with a view of the Berwyn Mountains in the distance, fitted wardrobe, wash hand basin with vanity unit, shower unit, range of fitted bedroom furniture.

#### BEDROOM TWO

14'9" x 12'1" (4.50m x 3.70m)

A dual aspect room with double glazed windows to the front and side elevations, to the front with a view of the Berwyn Mountains, fitted wardrobe, wash hand basin with vanity unit.

#### BEDROOM THREE

10'5" x 12'5" max (3.20m x 3.80m max)

A dual aspect room with double glazed windows to the rear and side elevations, to the rear with a view of the grounds and Hirnant River, fitted wardrobe.

#### BEDROOM FOUR

10'9" x 7'1" (3.28m x 2.18m )

[L shaped max measurement]. With double glazed window to the front elevation with a view of the Berwyn Mountains in the distance, fitted wardrobe..

#### BATHROOM

8'2" x 11'5" (2.50m x 3.50m)

Comprising a three piece suite with double glazed window to the rear elevation.

#### GARDENS AND GROUNDS

From the lane level a gate provides access to the parking forecourt to the front of the house and garage. The front garden is laid to lawn for ease of maintenance with pebbled area for additional parking. There is access around to the rear from both sides of the property. The one side houses a log store.

The rear garden is a notable feature of the property with a view to the open countryside in the distance. The rear garden benefits from direct access to the Hirnant River which provides a peaceful setting. There is a sitting area overlooking the river and a garden store. The remainder of the garden is laid to lawn for ease of maintenance with paved patio area offers an outside sitting and dining area.

#### DOUBLE GARAGE

18'0" x 17'4" max inc wc (5.50m x 5.30m max inc wc)

With two up and over doors to the front elevation and with pedestrian door to the rear, window to the rear.

#### GARDEN WC

Comprising a two piece suite and with window to the rear elevation.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)

#### POWYS COUNCIL

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828  
The property is in Band 'F'

#### HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.



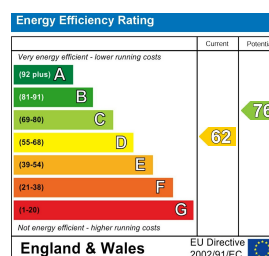
Bron Y Nant Penybontfawr, Oswestry, SY10 0NT



**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.