

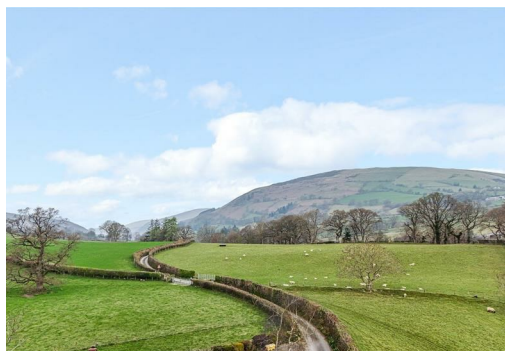


FOR SALE

Offers in the region of £320,000

Pendentyr, Llanrhaeadr YM Mochnant, Oswestry, SY10 0JU

A wonderful 3 Bedroom Detached Village Property, believed to date from 1875, and benefitting from panoramic views of the Tanat Valley and the village of Llanrhaeadr with detached double garage, detached workshop, ample off road parking and good size rear gardens.





- **3 Bedroom Detached Village Property**
- **Panoramic Views of the Tanat Valley**
- **Large Detached Double Garage**
- **Detached Shed & Detached Workshop**
- **Ample Off Road Parking to Front & Rear**
- **Gardens with Mature Fruit Trees**
- **Close Proximity to Llanrhaeadr Waterfalls**

DIRECTIONS

Take the A483 Welshpool road out of Oswestry towards Welshpool approximately 4 miles to Llynclys. Turn right signed Llanrhaeadr, follow this road for about 8 miles. Continue through the village centre, across the bridge and turn immediately right. Proceed up the hill and the property is the second house on the left.

SITUATION

The property is situated on the outskirts of the picturesque village of Llanrhaeadr YM Mochnant close to the confluence of the Rivers Tanat and Rhaeadr in the stunning Berwyn Mountains. The village itself offers a good range of local amenities including an excellent primary school, convenience stores, newsagents, doctors surgery, hotel, two public houses, butchers, post office, cafe, ATM, hairdressers, craft shop, fish and chip shop and beauty salon. There is also a bus service to Oswestry.

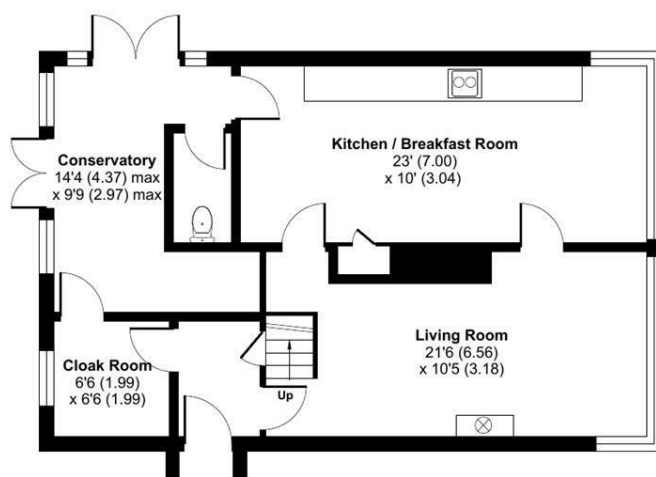
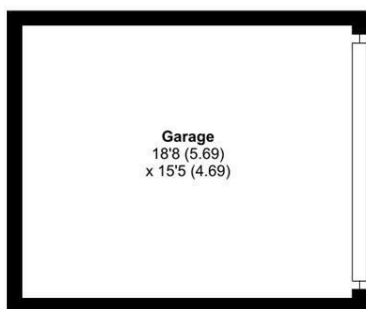
The tallest waterfall in Wales is located only 5 miles away. Pistyll Rhaeadr the highest single drop waterfall in the country and is counted as one of the Seven Wonders of Wales.

This stunning natural location also provides some excellent opportunities for getting to grips with the Welsh countryside and its secret beauty. Summits in the Berwyn mountain range include the impressive Cadair Berwyn, which reaches to 830 metres. Moel Sych reaches 827 metres, and at 784 metres, Craig Rhiwarth with its remains of an iron age settlement. On the way the views are breath taking with streams, cliff edges, moors and valleys.

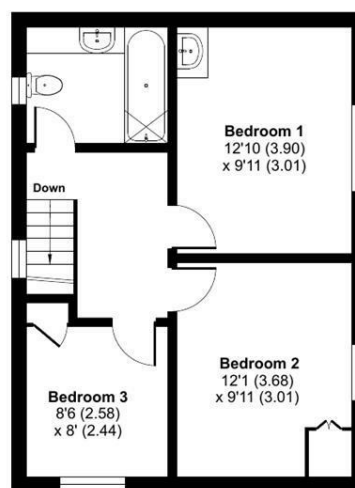


Approximate Area = 1166 sq ft / 108.3 sq m
 Garage = 287 sq ft / 26.6 sq m
 Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1272165



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.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



DESCRIPTION

Pendentyr provides a wonderful opportunity to acquire a detached country house, which offers spacious accommodation and blends together contemporary and traditional living. Benefitting from wonderful panoramic views of the Tanat Valley the living and bedroom accommodation is well proportioned and takes full advantage of the setting. There are a number of interesting features including original beams and an inglenook fireplace.

Outside the house is set in delightful tiered gardens and will of no doubt be of interest to families and gardening enthusiasts. The property has the benefit of a large breeze block detached double garage with power, a large workshop and a recently installed garden shed. As well as parking to the front of the property there is an additional rear parking area approached through double wooden gates.

Across the road from the house the current vendors have purchased a piece of land to prevent any kind of obstruction being erected that would spoil the rural views. This is included within the Title of the house.

ENTRANCE HALL

With tiled flooring, doors off to Lounge and:

GROUND FLOOR OFFICE

Rear aspect windows, door to Garden Room.

LOUNGE

With real oak floorboards, ceiling beams, stairs to first floor, feature inglenook fireplace with brick inset and slate hearth and log burner with mantle over, dual aspect windows with front window having panoramic views of the Tanat Valley.

KITCHEN/DINER

With tiled flooring, dual aspect windows with front bay window having panoramic views. Fitted with a range of cream base and eye level wall units with ceramic worktops over and tiled surround. Built-in dishwasher and 2 x refrigerators. One and a half bowl stainless steel sink unit with mixer tap. Fitted RANGE MASTER LPG GAS COOKER with EXTRACTOR HOOD OVER. Tiled flooring, oak beam.

CONSERVATORY

With wood effect laminate flooring, beamed glass ceiling, two sets of French doors to rear garden.

GUEST CLOAKS/WC

Fitted with low level flush WC and wash hand basin with decorative splashback. Wall mounted cupboard.

FIRST FLOOR LANDING

Window to rear aspect, loft hatch, doors into:

BEDROOM 1

Front aspect window with panoramic views, fitted sink with tiled splashback.

BEDROOM 2

Front aspect window with panoramic views, built-in storage cupboard housing the immersion heater and shelving.

BEDROOM 3

Side aspect window.

BATHROOM

Fully tiled bathroom comprising panelled bath with shower over and glazed shower screen, wash hand basin with vanity cupboards below and concealed cistern low level flush WC. Heated towel rail, obscure rear window, wall mounted medicine cabinet.



OUTSIDE

The approach to the property is a tarmac driveway which provides ample parking for several vehicles with adjoining garden and leads to:

DETACHED DOUBLE GARAGE

Double opening doors, power connected, concrete floor.

THE GARDENS

Surrounding the property is a wrap around slabbed pathway which leads to a gated access to the main road on the one flank of the property. Steps lead up to the The large tiered gardens with a further gate leading to the road on the first tier. The gardens are mainly laid to lawn with decorative hedge borders and mature fruit trees including plum, eating and cooking apples and offers panoramic views from all angles. There is wooden housing for storage of the LP gas bottles and an oil tank. At the top of the garden is a newly installed SHED with double doors and a LARGE WORKSHOP with underground power. There is a further car parking space accessed via new oak gates.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and Range Master cooker. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil central heating is installed. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band E - Powys County Council.

VIEWINGS

Through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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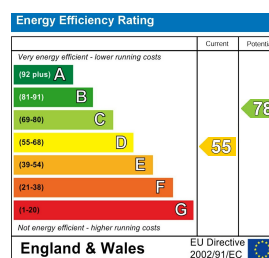
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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