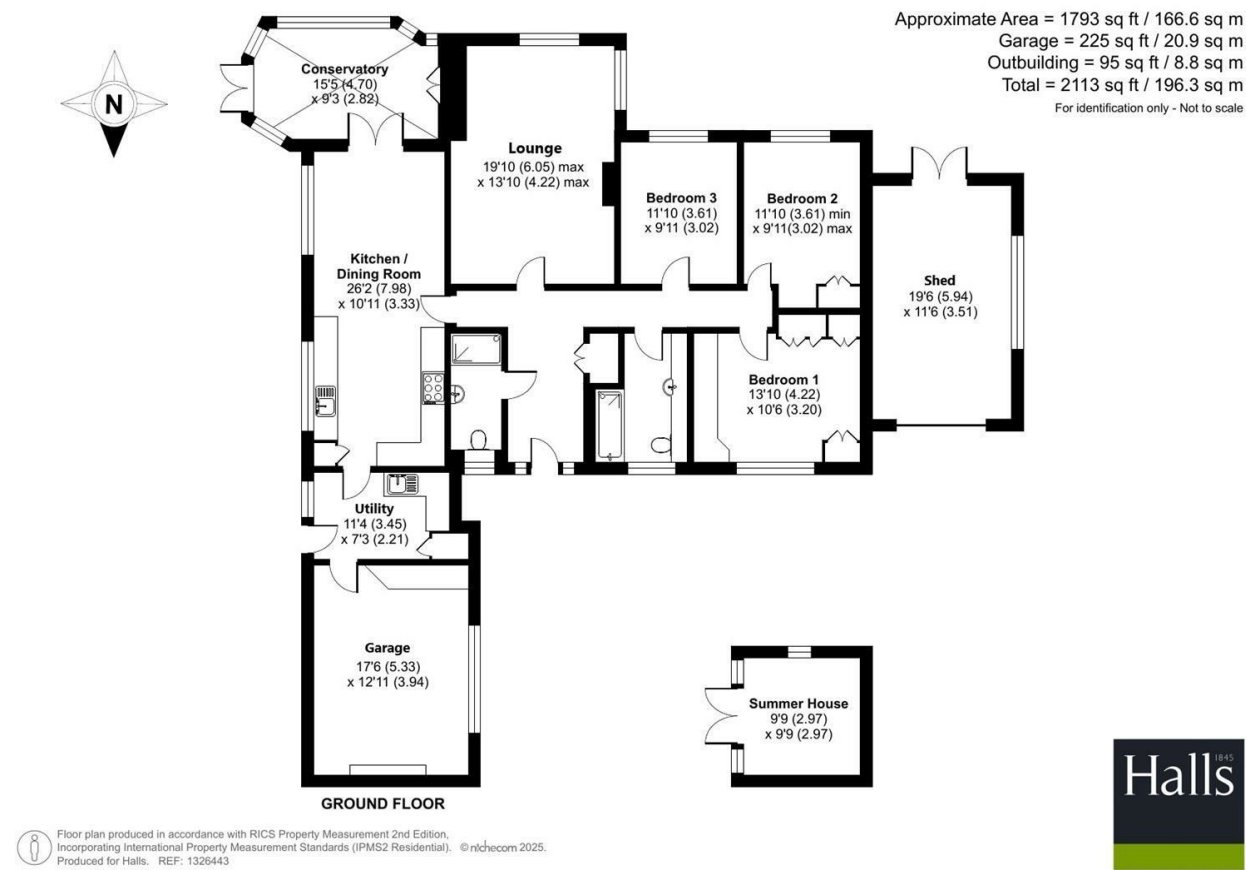


FOR SALE

Brocklyn Penygarrag Lane, Pant, Oswestry, SY10 8JS



FOR SALE

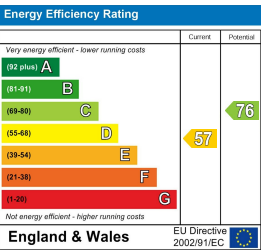
Guide Price £450,000

Brocklyn Penygarrag Lane, Pant, Oswestry, SY10 8JS

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



Brocklyn is a beautifully presented three-bedroom bungalow, set on a generous plot in the sought after village of Pant. The property offers a living room with log-burning stove, a large open-plan kitchen/diner, offering scenic views across the English and Welsh countryside. Viewings come highly recommended.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Detached three-bedroom bungalow
- Living room with wood burner
- Conservatory overlooking the mature rear garden
- Ample driveway parking
- Attractive landscaped gardens
- Beautiful countryside views

DIRECTIONS

From Oswestry town centre, head out along Cross Street (B5069) and turn right onto Willow Street (B4579). After a short distance, turn left onto Welsh Walls and continue, bearing left to stay on Welsh Walls. Turn left onto Upper Brook Street, then right onto Upper Church Street (B5069). Follow this road for approximately 1.8 miles before turning right onto the A483. After around 2.5 miles, take a left turn onto Penyarreg Lane, where the property can be found on the right-hand side.

W3W

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SITUATION

The popular village of Pant offers a range of amenities including primary school, post office with village store and bus service amongst others. The surrounding area is known for its lovely open countryside with an abundance of walks. The market town of Oswestry is approximately 5 miles to the north and offers a good range of shopping and leisure facilities, and also has ready access to the main A5 commuter route. Golfing enthusiasts will be pleased to note there are clubs at both the neighbouring village of Llanymynech and also Oswestry.

DESCRIPTION

Halls are delighted with instructions to offer Brocklyn on Penyarreg Lane. Brocklyn is a beautifully presented three-bedroom bungalow, set on a generous plot in the sought after village of Pant. The property sits on a wide and elevated plot, providing privacy and picturesque views over the rolling hills beyond. Inside, the accommodation is both generous and flexible, combining traditional charm with modern touches throughout.

The property benefits from a recently installed boiler and oil tank, all windows have been recently refitted with a ten year guarantee.

The property is approached via a large tarmac driveway with ample space for multiple vehicles and access to the integral garage. To the rear, the generous garden is a true highlight—beautifully kept with an expanse of lawn, mature borders, established shrubs, trees, and a paved patio ideal for outdoor dining.

ENTRANCE HALLWAY

Double glazed frosted UVPC entrance door leading into entrance hallway, engineered oak flooring, built-in storage cupboards with access to shower room.

LOUNGE

Tiled flooring, two radiators. rear facing double glazed window, side facing double-glazed window, and wood burning stove with brick effect background.

KITCHEN/DINER

Granite worktops with tile splash back, integrated Belfast sink with mixer tap, Britannia Range gas-fired cooker with double oven, extractor fan, integrated dishwasher, wooden wall and base units, two radiators, rear facing double-glazed window, and porcelain tiled flooring.

CONSERVATORY

Tiled flooring, double-glazed windows and double-glazed French doors leading out.

UTILITY ROOM

Wooden wall and base units, granite worktop, chrome sink with mixer tap, tiled flooring, access to garage and outside.

SHOWER ROOM/WC

Low level toilet, low level sink, walk-in shower, double glazed frosted window.

FAMILY BATHROOM

Tiled surround, ceramic sink with individual taps, low level toilet, integrated bath, double-glazed frosted window.

BEDROOM 1

Double bedroom, carpet flooring, fitted cupboards either side, radiator, front-facing double glazed window.

BEDROOM 2

Double bedroom, carpet flooring, built-in storage cupboard, radiator, rear facing double glazed window.

BEDROOM 3

Double bedroom, laminate flooring, radiator, rear facing double glazed window.

GARAGE

Plumbing for washing machine, worktop and shelving, also houses fuse box and electricity meter.

SHED

Large shed, access from either side, electricity and lighting.

SCHOOLING

Arddleen C.P. School is just over the border in Powys and rated "Good" by Estyn, while other nearby options include Llanymynech C.P. School and Bryn Offa C.E. Primary in Pant. For secondary education, pupils have access to Welshpool High School, The Marches School in Oswestry, and Llanfyllin High School. Independent choices such as Oswestry School, Moreton Hall, and Ellesmere College are also within easy reach.

SERVICES

Mains water, electricity, and drainage are understood to be connected. Central heating is provided via an oil-fired system, with a Calor gas supply to the kitchen hob. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm with their solicitors.

LOCAL AUTHORITY

Shropshire County Council.

COUNCIL TAX

The property is in Council Tax Band D.

VIEWINGS

Strictly by appointment through Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.