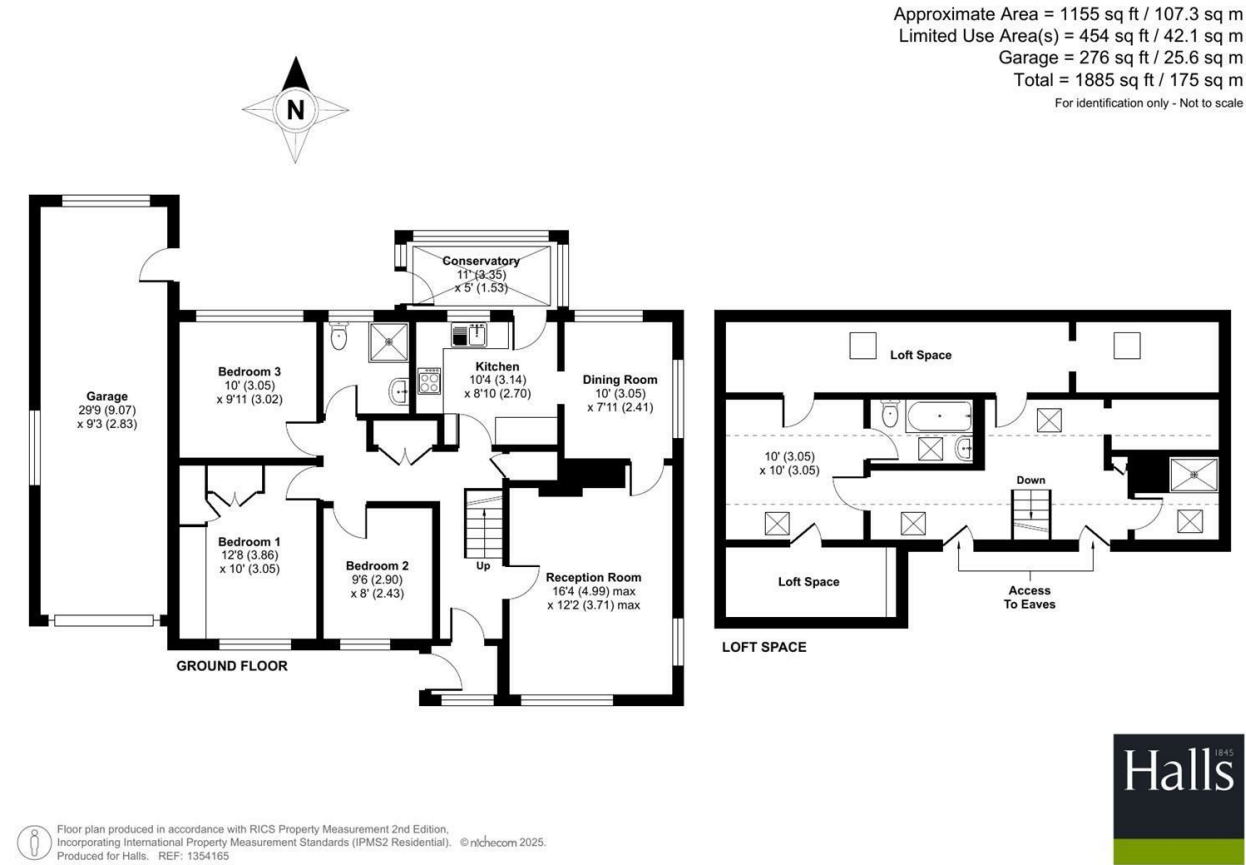


FOR SALE

Charon Rhiew Revel Lane, Pant, Oswestry, SY10 8JU



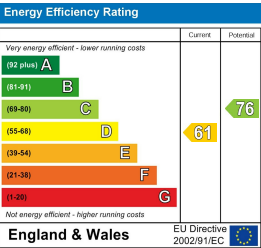
FOR SALE

Offers in the region of £269,950

Charon Rhiew Revel Lane, Pant, Oswestry, SY10 8JU

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



A well-maintained three-bedroom detached bungalow situated in a popular and well-connected village, within walking distance of local amenities, canal-side walks, and a highly regarded primary school. The property offers generous parking, a garage, and a good-sized rear garden, together with a conservatory providing useful additional living or utility space. Offered for sale with no onward chain.



01691 670320

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached three-bedroom bungalow
- Well-presented and maintained throughout
- Spacious living room and fitted kitchen
- Large driveway and attached single garage
- Attractive and private rear garden
- No onward chain

DESCRIPTION

Halls are delighted to offer Charon, a spacious and neatly presented three-bedroom detached bungalow set in a quiet position on Rhiew Revel Lane, within the sought-after village of Pant, just south of Oswestry.

The property has been carefully maintained and offers well-laid-out accommodation ideal for those seeking comfortable single-level living with potential to update and personalise to individual taste.

An entrance hall leads through to a bright and welcoming living room with feature fireplace, while the kitchen is fitted with a range of wall and base units and provides access to a conservatory which enjoys views over the rear garden — a versatile space ideal for use as a utility area or garden room.

There are three bedrooms and a shower room, together with a partially converted loft space accessed by a staircase from the hallway, offering excellent storage or hobby space (not to building regulation standards for habitable use).

The property benefits from oil-fired central heating, with mains water, drainage, and electricity connected.

OUTSIDE

The property is approached via a private driveway providing parking for up to three vehicles, leading to an attached tandem garage with up-and-over door. The front garden is attractively landscaped with mature shrubs and low-maintenance planting.

To the rear, the garden enjoys a private, sunny aspect and is laid mainly to lawn with well-stocked borders and a paved patio area, perfect for outdoor entertaining. A garden shed provides additional storage, and the garden is enclosed by fencing and hedging for privacy.

W3W

///boil.fortnight.serve

SITUATION

The property enjoys a pleasant position within Pant, a popular border village located approximately 5 miles south of Oswestry. The village offers a friendly community with a well-regarded primary school, village shop/post office, pub, and lovely canal-side walks along the Montgomery Canal.

The nearby A483 provides excellent road links to Oswestry, Welshpool, Wrexham, and Shrewsbury, while Chester is also within easy commuting distance. The area is well served by public transport and offers excellent access to the local countryside, walking routes, and surrounding market towns.

ACCOMODATION

Entrance Hall – Providing access to all principal rooms and staircase to the roof space.

Living Room – Spacious reception room with feature fireplace and large window to the front elevation.

Kitchen – Fitted with a range of wall and base units with worksurfaces, stainless steel sink and drainer, tiled splashbacks, and space for appliances. Door to:

Conservatory/Utility Room – Glazed garden room with access to the rear patio, ideal for use as a utility or additional seating area.

Bedroom One – Double bedroom with fitted wardrobes and front aspect.

Bedroom Two – Double bedroom with window overlooking the rear garden.

Bedroom Three – Single bedroom or study.

Shower Room – Fitted suite including shower enclosure, WC, and wash hand basin.

Roof Space – Partially converted with flooring, roof windows, and lighting (not to building regulations).

SERVICES

Oil-fired central heating

Mains water, drainage, and electricity

Broadband available in the area

TENURE

We understand the property to be Freehold, with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX BAND

Band C

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

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 license and a recent utility bill.

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.