

# BOWEN

PROPERTY SINCE 1862



Asking Price £292,500

Annscroft, Penygarreg Rise, Pant,  
Oswestry, SY10 8JR

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🏠 3 Bedrooms

🚿 1 Bathroom



## Annscroft, Penygarreg Rise, Pant, Oswestry, Shropshire, SY10 8JR



### General Remarks

Bowen are pleased with instructions to offer this well presented and much improved three bedroom detached bungalow situated in a small cul-de-sac within the popular village of Pant. The property includes private rear gardens, with additional gardens and parking to the front. The conversion of the garage has provided for a spacious bedroom, while the property is fully double glazed and warmed by oil fired central heating. Early inspection is highly recommended.

**Location:** The property is situated in a quiet location in the popular village of Pant within easy walking distance of open countryside and the Montgomery Canal. The village itself has a range of local amenities including Primary Schools, public house, shop/post office, golf course and equestrian facilities whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Whilst train stations at Gobowen and Oswestry provide regular links to Wrexham, Chester, Shrewsbury and Cardiff.

### Accommodation

A glazed uPVC door at the front of the property leads into:

**Porch:** With quarry tiled floor and part glazed door into:

**Hall:** Radiator, wood flooring, telephone point and doors off to:

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Living Room:** 15' 4" x 13' 5" (4.68m x 4.09m)

Log burner set on stone hearth, wood flooring, radiator and TV point.

**Kitchen:** 11' 11" x 9' 11" (3.62m x 3.01m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven, grill, hob and extractor fan. Space/plumbing for fridge freezer. Built in pantry cupboard, radiator, tiled floor and part glazed door to rear.

**Bedroom 1:** 11' 5" x 11' 5" (3.48m x 3.49m)

Fitted wardrobes, radiator and access to loft space.

**Family Bathroom:** 8' 5" x 6' 7" (2.56m x 2.01m)

Suite comprising 'P' shaped bath with mixer shower over, wash hand basin with vanity unit below and low level flush w.c. Tiled floor, part tiled walls, underfloor heating, extractor fan, heated towel rail and airing cupboard housing hot water cylinder/slatted shelving.









**Inner Hall:** Radiator, built in storage cupboard and doors off to:

**Bedroom 2:** 14' 3" x 9' 2" (4.35m x 2.80m)  
Radiator, wood flooring and store cupboard.

**Bedroom 3:** 7' 11" x 6' 8" (2.41m x 2.03m)  
Radiator.

**Utility:** 9' 5" x 5' 5" (2.86m x 1.64m) Worcester oil fired boiler, fitted base/wall units, inset stainless steel sink/drain. Space/plumbing for washing machine and tumble dryer. Tiled floor, radiator and part glazed uPVC door the rear gardens.

**Outside:** At the front of the property the driveway is bordered by lawned gardens, hedges and mature shrubs/trees. To the rear there are further lawns, a paved patio, decked seating area and fence borders.

**EPC Rating:** EPC Rating - Band 'D' (58).

**Council Tax Band:** Council Tax Band - 'C'.

**Local Authority:** Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire.  
Tel: 0345 6789000.

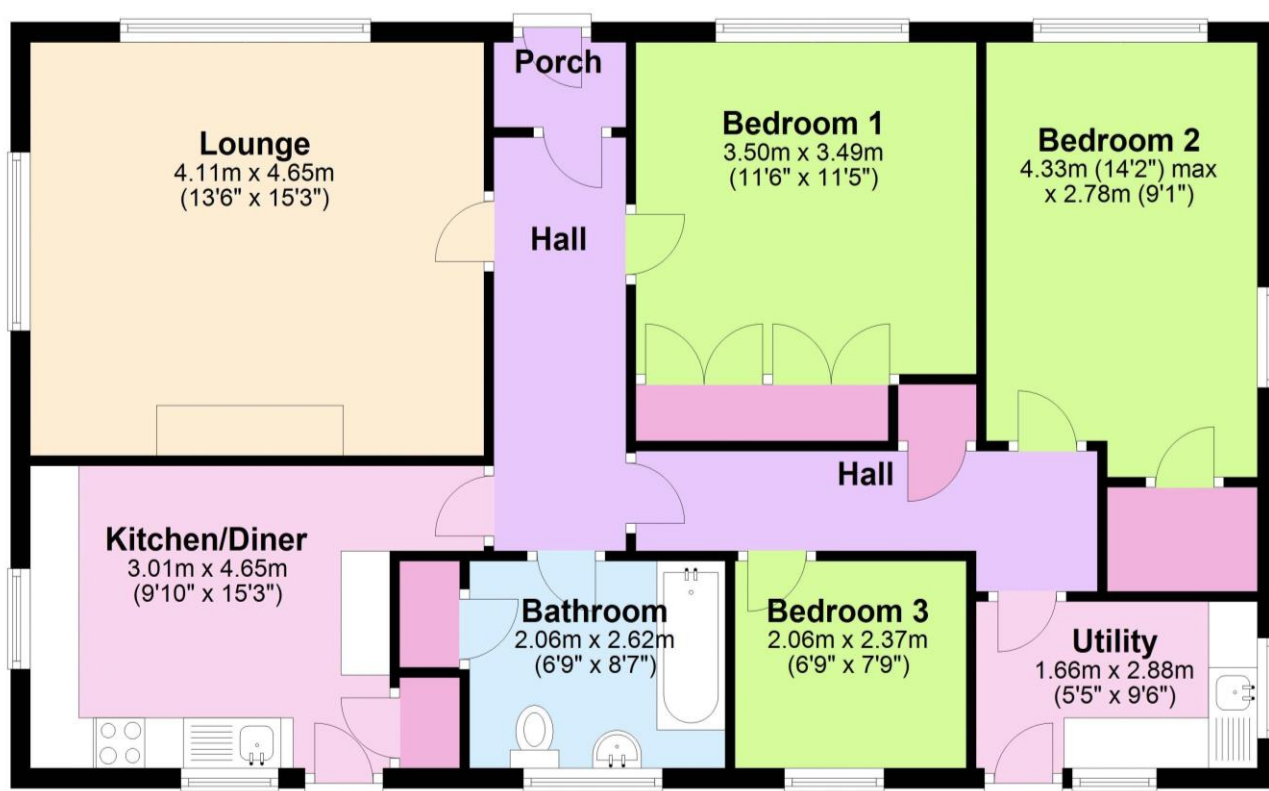
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Oswestry take the A483 towards Welshpool, continue into the village of Pant before turning left onto Penygareg Lane. Take the turning right into Penygareg Rise and the property will be found on the left hand side as the road bends around to the right.



## Ground Floor

Approx. 90.8 sq. metres (977.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.8 sq. feet)

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