

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £305,000

🏠 3 Bedrooms    🚿 2 Bathrooms

Stoneleigh, Penygarreg Lane Pant,  
Oswestry SY10 8JS

## Stoneleigh, Penygarreg Lane, Pant, Oswestry SY10 8JS

### General Remarks

An immaculately presented and spacious three bedroom detached bungalow situated close to the centre of the popular village of Pant. The property benefits from a generous lounge, contemporary open plan kitchen/dining room (with patio doors opening onto a raised decked area) and adjoining utility room with access into the integral garage. The Master Bedroom has an ensuite, whilst the other 2 bedrooms are served by a good sized Bathroom. The bungalow sits in a well proportioned plot, with low maintenance gardens and a tarmac driveway providing ample off road parking. The property also benefits from oil fired central heating and UPVC double glazing throughout.

**Location:** The property is situated close to the centre of popular village of Pant and within easy walking distance of the villages extensive range of local amenities including a shop/post office, village hall, Primary School, public house, golf course and equestrian facilities. The surrounding area is noted for its natural beauty with the Montgomery Canal



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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.

and Llanymynech Hill close by. The property is well placed for access to the towns of Oswestry, Welshpool & Shrewsbury and the motorway network beyond. Nearby train stations at Gobowen and Oswestry provide regular links to Wrexham, Chester, Shrewsbury and Cardiff.

The property is constructed of brick under a pitched tiled roof and is approached over a tarmac driveway with an Entrance Porch leading into:

### Accommodation

**Hallway:** 0' 0" x 1' " (0m x m) With smoke alarm, radiator, fitted airing cupboard with slatted shelving, access to roof space.

**Lounge:** 16' 3" x 11' 3" (4.96m x 3.43m) Wall mounted electric fire, 2 radiators, TV and telephone points.

**Kitchen/Dining Room:** 16' 3" x 14' 7" (4.95m x 4.45m) Fully fitted kitchen with matching base units and eye level wall cupboards. Marble worktop over. Rangemaster electric range with double oven and separate grill, 5 ring induction hob with stainless steel extractor hood over, integrated Smeg dishwasher, 1 1/2 bowl sink. 2 radiators, patio doors leading out onto raised decked area. Door into:

**Utility Room:** 8' 8" x 5' 9" (2.65m x 1.75m) Fitted base units with worktop over and matching wall cupboards, stainless steel sink and drainer. Tiled floor. Space and plumbing for washing machine and tumble drier. UPVC door to outside and door into:

**Integral Garage:** 18' 2" x 8' 11" (5.53m x 2.71m) Up and over door to front driveway, light and power laid on. Access to roof space. Firebird Oil Fired boiler.

**Bedroom 1:** 13' 7" x 10' 8" (4.13m x 3.26m) Radiator, door into:

**En-suite:** 8' 5" x 2' 9" (2.56m x 0.83m) Fitted shower cubicle with direct feed shower. Wall mounted wash hand basin and low level flush WC. Fully tiled surround, extractor fan and heated towel rail.

**Bedroom 2:** 10' 9" x 10' 8" (3.27m x 3.25m) Radiator.

**Bedroom 3:** 11' 7" x 7' 10" (3.54m x 2.39m) Radiator.





**Bathroom:** 8' 0" x 7' 6" (2.44m x 2.29m) Bathroom suite comprising panel bath, low level flush WC, pedestal wash hand basin, shower cubicle with electric shower. Fully tiled floor and surround, extractor fan, radiator, heated towel rail and wall mirror with lights.

**Gardens:** To the front of the property is a tarmac driveway with a small lawned area. To the side and rear of the property are lawned gardens enclosed by mature hedging and fencing. A raised decked area with lighting leads off the patio doors from the kitchen and there is a covered porch leading off the utility. The oil tank is enclosed by close board fencing and climbing

plants. The property has pedestrian gates to both sides.

**EPC Rating:** Band 61|D

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

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

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





**Directions:** From Oswestry take the A483 towards Welshpool, continue into the village of Pant before turning left onto Penyarreg Lane. Stoneleigh will be found immediately on the left.

**Ground Floor**  
Approx. 109.3 sq. metres (1176.0 sq. feet)



Total area: approx. 109.3 sq. metres (1176.0 sq. feet)

## Get the most out of your property

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