

# BOWEN

PROPERTY SINCE 1862



Asking Price £310,000

🏠 2 Bedrooms 🚿 1 Bathroom

Wyndcliff, Penygarreg Lane, Pant,  
Oswestry, Shropshire, SY10 8JS



## Wyndcliff, Penygarreg Lane, Pant, Oswestry, Shropshire, SY10 8JS

### General Remarks

A spacious detached bungalow situated in a quiet location off Penygarreg Lane in Pant. The property is set within generously sized gardens which are well stocked and also include a detached garage. The property previously provided for three bedrooms and could do so again if required.

The accommodation includes modern fixtures and fittings, yet retains some characterful features and is very well presented throughout. The property is double glazed and warmed by an oil fired central heating system. There is ample off road parking and early inspection is highly recommended by the selling agent.

**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 and Llanymynech Hill close by. The property is well



BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

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.

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.

### Accommodation

Glazed doors at the front of the property lead into:

**Porch:** Tiled floor and glazed door into:

**Hall/Study:** 10' 1" x 6' 11" (3.07m x 2.12m) Parquet flooring, radiator and large double cupboard which houses a pull out desk alongside wall shelving. Opening into Inner Hall and door off to:

**Living Room:** 14' 8" x 10' 0" (4.47m x 3.06m) Open fireplace with decorative surround, parquet flooring, radiator, TV point and hatch to Kitchen.

**Inner Hall:** Built in storage cupboard, C/H control, access to loft space and doors off to:

**Kitchen/Breakfast Room:** 11' 4" x 10' 11" (3.45m x 3.32m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated double oven, separate hob with extractor hood over, integrated dishwasher, space for fridge, radiator, tiled floor and part glazed door to:

**Covered Rear Passage:** Opening into gardens, covered area to side and doors off to:

**Utility:** 7' 7" x 6' 7" (2.30m x 2.00m) Fitted base/eye level wall units with inset stainless steel sink/drain. Space/plumbing for washing machine and freezer. Mistral oil fired boiler.

**Store Cupboard:** 7' 0" x 3' 0" (2.14m x 0.92m)

**Dining Room:** 11' 3" x 9' 8" (3.43m x 2.94m) Accessed from Inner Hall and used to provide for a third bedroom. Radiator, wood flooring and opening into:

**Conservatory:** 10' 6" x 12' 8" (3.21m x 3.85m) Wood flooring, radiator and glazed doors to rear gardens.

**Bedroom 1:** 12' 11" x 11' 8" (3.94m x 3.55m) Radiator and range of fitted/built in wardrobes.

**Bedroom 2:** 8' 8" x 7' 10" (2.64m x 2.40m) Radiator.

**Bathroom:** 7' 10" x 6' 4" (2.38m x 1.93m) Suite comprising 'P' shaped bath with mixer shower over, wash hand basin with vanity unit below and low level flush w.c. Part panelling to walls, heated towel rail, tiled surround to bath and spotlights/extractor fan to ceiling.

**Garage:** 15' 5" x 7' 10" (4.70m x 2.38m) Light/power facilities laid on and up/over door to driveway.

**Outside:** The property is set within a generously sized plot with extensive gardens to the front, side and rear. A gated entrance provides access from the roadway with the driveway leading to the detached garage at the side. Adjoining this driveway is a wildflower garden at the front, bordered by mature trees, shrubs and plants.

To the rear the extensive gardens are well stocked with a variety of flowering plants, shrubs and fruit trees. Also included is a paved patio,















ornamental pond, raised beds, timber storage shed and glazed greenhouse.

**EPC Rating:** EPC Rating - Band 'D' (57).

**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.

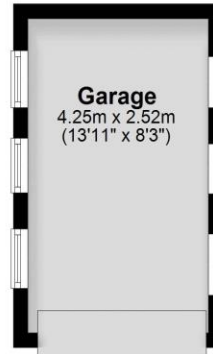
**Directions:** From Oswestry take the A483 towards Welshpool, continue into the village of Pant before turning left onto Penygarreg Lane. Follow the road upwards and the property will be found on the left hand side.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Ground Floor

Approx. 114.2 sq. metres (1229.7 sq. feet)



**Garage**  
4.25m x 2.52m  
(13'11" x 8'3")



Total area: approx. 114.2 sq. metres (1229.7 sq. feet)

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)





