

BOWEN

PROPERTY SINCE 1862



Guide Price: £199,999

Maserfield, Pant, Oswestry, SY10 9QQ

🏠 3 Bedrooms

🚿 1 Bathroom

Maserfield, Pant, Oswestry SY10 9QQ



General Remarks

A deceptively spacious three bedroom semi-detached property situated in an elevated position in the popular village of Pant. The property benefits from spacious living accommodation, terraced rear gardens, garage and off-road parking to the rear. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, cloakroom, three bedrooms and a bathroom to the first floor, together with large boarded attic storage space. There are terraced gardens to the rear with views over the surrounding village and towards the River Severn Valley.

Location: The property is situated in a central position of the popular village of Pant and within easy walking distance of the village's 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 sits adjacent to the A483 offering excellent access to the nearby towns of Oswestry, Welshpool and Shrewsbury and the motorway network beyond. There is a main line train station at nearby Gobowen.

Accommodation

The property is constructed of rendered brick under a slate roof. To the front of the property is one off-road parking space with steps leading up to an open entrance canopy with front door leading into:

Entrance Hall: With stairs to first floor and door into:

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Lounge/Dining Room: 23' 3" x 13' 0" (7.08m x 3.95m) Bay window to front elevation, brick fireplace with timber mantel, three radiators and partly glazed doors into:

Kitchen: 17' 2" x 10' 4" (5.23m x 3.14m) Fitted kitchen with matching base units and eye level wall cupboards above, worktop over and tiled surround, stainless steel sink and drainer, space for washing machine, space for cooker, radiator, door into:

Cloakroom: With low level flush WC. Stairs to:

First Floor Landing: With radiator and fixed loft ladder leading up to:

Attic storage space: Partly boarded with light and power laid on.

Bedroom 1: 14' 10" x 9' 11" (4.53m x 3.03m) With fitted wardrobes with storage cupboards above, radiator.

Bedroom 2: 12' 11" x 9' 9" (3.94m x 2.97m) Fitted wardrobe and radiator.





Bedroom 3: 14' 0" x 8' 0" (4.26m x 2.44m) With parquet wood block flooring, radiator, fitted airing cupboard housing hot water cylinder and oil fired boiler.

Bathroom: 9' 10" x 5' 3" (3.00m x 1.59m) With a roll-top bath with shower above, wash hand basin with vanity cupboard below, low level flush WC and a radiator.

Gardens: The gardens of this property are one of its most notable features with the rear gardens being terraced to take full advantage of the views over the surrounding village and towards the Severn Valley. To the side of the property is a lean-to leading to steps up to a patio area with further steps leading up to lawned gardens with a vegetable plot. There is also a garden shed and oil tank. Further steps lead up to a parking area with direct access onto Vron Vedw Lane together with a single garage.

Tenure: We understand that the property is Freehold with vacant possession upon completion.

Services: Mains electricity, water and drainage with oil fired c/h

Council Tax & EPC: Council Tax Band 'A' & EPC Band 'F' (28)

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

Viewings & further information: To arrange a viewing or for further information please contact the selling agents' Oswestry office on 01691 652367

Directions: From Oswestry take the A483 towards Welshpool. Continue into the village of Pant. Shortly after passing the village shop, the property will be found on the right. The rear parking area can be accessed off Vron Vedw Lane.



Maserfield, A483 From Bronwyfya Junction To Station Road, Pant, SY10 9QQ



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.