



Roger
Parry
& Partners

The Willows, Plot 1, The old station yard, Pen-
y-bont, Oswestry, SY10 9JH



**The Willows, Plot 1, The old station yard, Pen-y-bont, Oswestry, SY10 9JH
Offers In The Region Of £625,000**

The Willows is the fourth house to be released in a small development of only 5 luxury detached homes. Offering spacious living accommodation and to the first floor are four bedrooms, one being ensuite along with a family bathroom. Externally there is a good sized garden, parking and garage. The property is presently under construction in Pen-y-bont and is set to be completed approximately summer 2023.



SUMMARY

Nestled within the picturesque hills of the Tanat Valley, the site is well located for transport links including the B4396 towards Shrewsbury and the A483 towards Welshpool and Oswestry.

The site and property will be finished to a high specification, offering spacious living accommodation in beautiful surroundings, briefly comprising: entrance hall, study, WC, living room, kitchen/dining room, utility room, upstairs there is a principle bedroom with ensuite, three further good sized bedrooms with family bathroom.

Property Developer: A traditionally constructed new home developed by Broomfield Homes Ltd, a family run local property development business, offering high quality standard of build and bespoke individual style.

Externally the property will offer large front and rear gardens, over looking fields and countryside, as well as drive and garage.

The property will also benefit from 10 year latent defect warranty and with Advantage Structural Defects Insurance.

LOCATION

The site is situated to the southern side of the Afon Tanat on the outskirts of Pen-y-bont, a rural village close to the Welsh/English border between Llangedwyn and Llanyblodwel. The land enjoys a pleasant rural position close to the Afon Tanat with access directly off the C2003 classified road from Pen-y-bont to Llansantffraid.

Pen-y-bont offers a local Public House (The Penybont Inn). A local store and several schools can be found in the wider locality and the market town of Oswestry offers a broad range of facilities including supermarkets, amenity stores, leisure facilities and educational establishments. The site is accessible with connections to major roads within a short drive. Gobowen railway station is about 8 miles away.

SERVICES

Powys County Council- Council tax banding TBC
EPC- TBC

Mains water, LPG gas central heating (underfloor heating to ground floor), sewerage treatment plant

SPECIFICATION

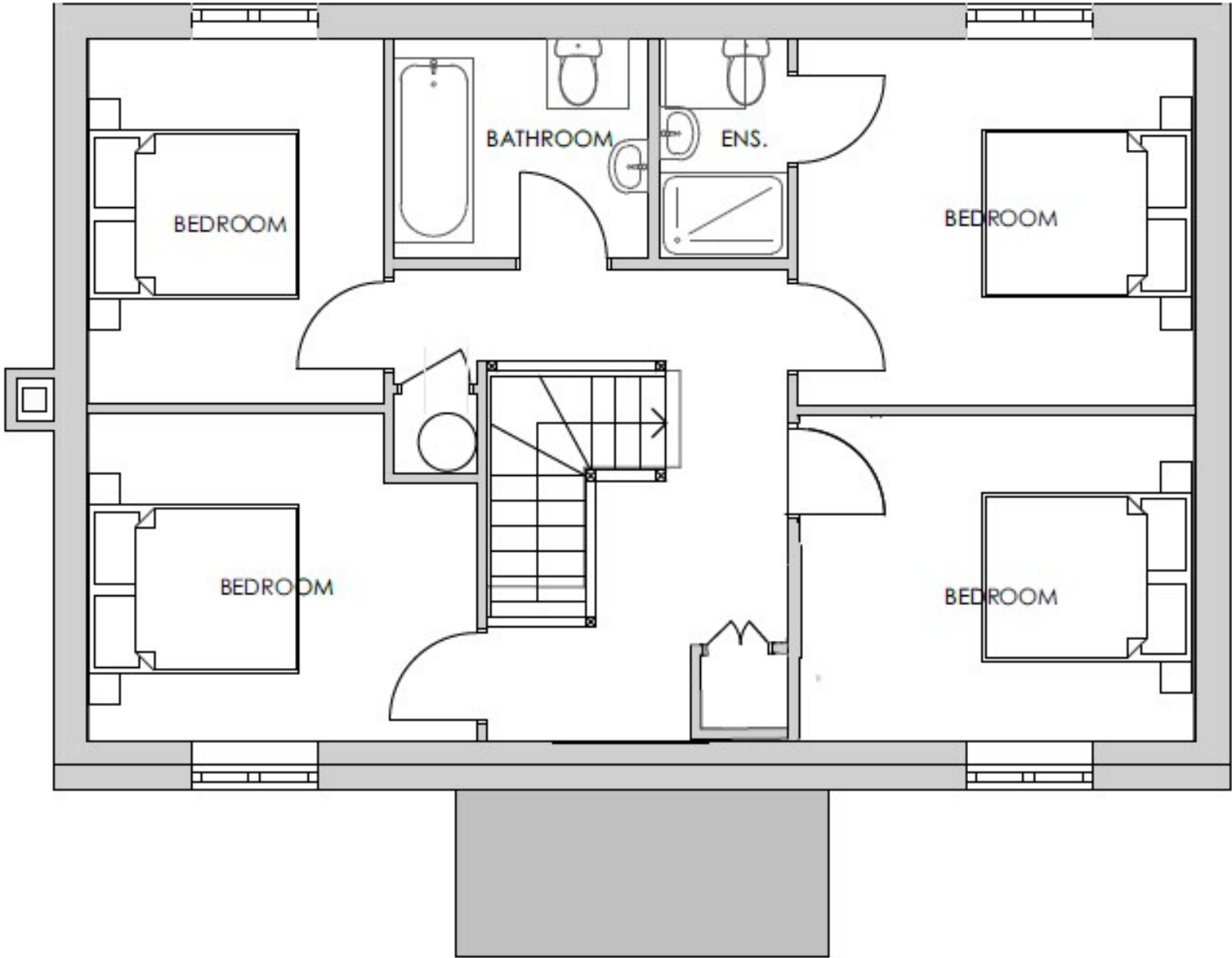
Specifications

- Wrought iron fencing
- Black slate external slabs to patio & pathways
- Gravel to the front of the properties
- LPG Gas (Individual tank to each property)
- BT Fibre broadband
- Raised tie trusses to garages for the provision of use
- Automatic, garage doors (Garador)
- Cable to garages for the provision of electric car chargers
- Oak timber porch
- Oak staircase with iron railings & timber handrail to stairs and landing
- Aluminium designer radiators
- Underfloor heating to ground floor
- Black nickel switches & sockets
- Flush casement UPVC windows & doors, grey externally/white internally
- GRP composite doors with glazing to the main entrance, utility and garage
- External lights to front and back of property
- Outside tap
- High spec, integrated appliances Bosch, or similarly improved where Bosch unavailable
 - Gas oven/ hob
 - Additional Microwave oven
 - Wine cooler
 - Fridge/freezer
 - Undermounted sinks
- Quartz worktops and upstands to kitchens & utility (incl. hob splashback and windowsill)
- Shaker style kitchen
- Tiles to kitchen and utility floor, WC floors & splashback, bathroom & ensuite walls and floor
- Wall mounted WC's and wall mounted bathroom cabinets to main bathroom, ensuite and downstairs WC
- Off the floor toilets and furniture throughout
- Black framed shower screens
- Slimline black shaker 4L clear glazed doors to kitchen, utility and living room
- Solid oak engineered doors elsewhere

AGENT NOTE

Please note, some of the internal photographs may be from another plot o the site. these are used to show the design and high specification.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys County Council

Council Tax Band: New Build

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the A483 towards Welshpool, at Llynclys crossroads turn right onto the A495 following the signs for Llanrhaeadr. Pass through the villages of Llanyblodwel and head towards Pen-y-bont. As you enter the hamlet, the Pen-y-bont Inn will be on your left-hand side, turn left here, proceed for a short distance and the property is on the right-hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.