

# Town & Country

Estate & Letting Agents



**Penrhos Park, Pont Robert, SY22 6JH**

**Offers In The Region Of £35,000**

Town and Country Oswestry are pleased to offer to the market this WELL MAINTAINED TWO BEDROOM DETACHED LODGE situated in a peaceful and tranquil location within the stunning heart of Mid Wales, With mains water, electricity,

This well Maintained detached lodge is ideal for anyone who is looking for a peaceful getaway from it all. It is set in a beautiful location in Mid Wales, with stunning views over nearby hills and rolling farmland as well as the natural pool directly in front of the lodge.

There is a log burner in the main living area which allows for cosy evenings when the nights draw in.

The lodge sold fully furnished and also includes in the lounge a 58" Hitachi smart tv and single bed settee for guests.

## Site Information



The site is open all year round but a permanent residential address is needed. The site fees are £1,800 + VAT which are paid at the beginning of each year. These fees include water and sewerage. The electricity is metered. The property is subject to restrictions governing its permitted use and can not be used as a sublet or used as a holiday let.

### Sweetpea Chalet

Sweetpea Chalet is fully furnished with electric heating and double glazing.

### Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the exit signposted for Welshpool and continue along this road to Welshpool. Head out of Welshpool on the A458 towards Dolgellau past the Welshpool - Llanfair Caereinion Steam Railway. After 6 miles, turn right onto the B4385. After 2 miles, turn left onto the A495. In 150 yards, turn right. In 1.8 miles turn right where you will then pass The Royal Oak pub. In 1.3 miles, turn left at the crossroads signposted Llanfihangel. Then in 0.5 miles turn left and you will have reached Penrhos Park Lodges.

## Lounge



A bright and welcoming living and dining space featuring dual-aspect windows, allowing plenty of natural light to flood the room. The room benefits from a feature log burner, creating a cosy focal point, with comfortable carpet flooring throughout. Glazed doors open directly onto the balcony, providing a lovely connection to the outdoor space and surrounding views.

### Additional Photograph



### Additional Photograph.



### Dining Area



The dining room benefits from dual aspect windows, allowing plenty of natural light to fill the space, with ample room for a dining table and chairs.

### Kitchen

Fitted with a range of wall and base units, 1½ bowl stainless steel sink and drainer unit, cooker with a four-ring hob and extractor fan over, and an integral fridge freezer.

### Bathroom

Fitted with a WC, pedestal wash hand basin, panel bath with mixer tap and shower head attached.

### Bedroom One



Bedroom One is a good-sized double bedroom, featuring a side-facing window providing plenty of natural light, carpet flooring and a large fitted wardrobe.

### En-suite

The en-suite has a shower, w/c and a wash hand basin.

### Bedroom Two



Bedroom Two is a good-sized double bedroom, featuring a side-facing window providing plenty of natural light and carpet flooring.

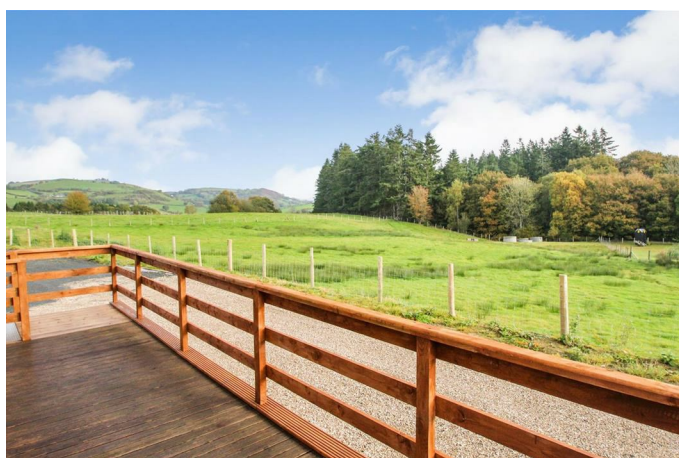
### Additional Photograph..



### Additional Photograph....



### Outside



There is an integral wooden decking area, complete with outdoor furniture, with external access via an accessible ramp. To the side, there is ample parking for two vehicles, along with a grassed seating area.

### Views



### Additional Photograph...

### Additional Photograph.....



### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town and Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

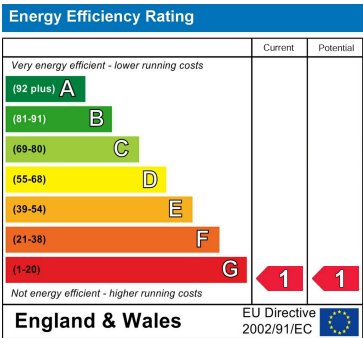
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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