

LLWYN | STARGARREG LANE

PANT | OSWESTRY | SY10 9QP







A spacious three-bedroom semi-detached bungalow offering flexible accommodation, a garage, and attractive, easily maintained gardens; conveniently situated within a popular development in the village of Pant.

Offers in the region of £229,950





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- **Three Bedroom Semi-Detached Bungalow**
- **Versatile Living Accommodation**
- **Over 900 sq ft**
- **Driveway and Garage**
- **Enclosed Rear Gardens with Countryside Views**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer Llwyn in Pant for sale by private treaty.

Llwyn is a well-designed three-bedroom semi-detached bungalow, presently providing over 900 sq ft of thoughtfully arranged living accommodation across a single storey.

The property is situated within attractive gardens, with, to the front, a low-maintenance area comprising paved pathways and decorative slate chippings, enclosed by boundary walls and fencing. To the rear is a generous lawn bordered by mature hedging, shrubs and established planting, together with a paved seating area ideal for outdoor dining and entertaining. The property further benefits from off-road parking and a single garage with an up-and-over entrance door.

SITUATION

Pant is a highly regarded village occupying an attractive position close to the Welsh border, approximately 5 miles south of Oswestry. The village provides a selection of useful amenities, including a convenience store, public house and primary school, with a wider range of facilities available in nearby Llanymynech. Surrounded by beautiful countryside and within easy reach of scenic canal-side walks, the area offers an excellent balance of rural living and everyday convenience. The A483 provides excellent connections to Oswestry, Welshpool, Shrewsbury and the wider region.

SCHOOLING

Pant is particularly well placed for access to a range of highly regarded educational establishments. Primary education is available at Bryn Offa CE Primary School, while secondary schooling is provided by The Marches School in Oswestry. A number of highly regarded independent schools are also within convenient travelling distance, including Oswestry School, Moreton Hall and Ellesmere College.

THE PROPERTY

The property is principally accessed via a porch positioned to the front of the house, which provides access to a useful utility room with space for white goods and a sink, together with access into the kitchen. The kitchen is fitted with a selection of base and wall units and benefits from a window to the front elevation. From here, a door opens into a welcoming hallway, with a well-proportioned reception room positioned to the left, featuring a window which overlooks the rear elevation and countryside beyond, with ample space for both seating and dining arranged around a central fireplace.





The hallway provides access to three well-proportioned bedrooms, together with a centrally positioned bathroom containing a panelled bath, hand basin, and low flush WC. The hallway culminates at a rear door which opens onto the rear gardens.

OUTSIDE

To the front of the property is a low-maintenance garden, comprising paved pathways and decorative slate chippings, enclosed by a combination of low-level walls, timber fencing and gated access. An adjoining area provides off-road parking and allows access to a single garage with an up-and-over entrance door.

To the rear is a particularly generous and established garden, predominantly laid to lawn and enclosed by mature hedging and timber fencing. A paved pathway extends down the left-hand side of the garden and alongside the property to a seating area, providing an ideal space for outdoor dining and entertaining.

DIRECTIONS

From our Oswestry office, proceed along Willow Street before turning left onto Welsh Walls. Follow the road around, turning left at the junction and then right at the traffic lights towards Morda. Continue through Morda and turn right upon reaching the bypass. Proceed along the A483 into the village of Pant, turn left opposite the Cross Guns public house onto Stargarreg Lane, before taking the first right onto The Ridge. The property will be found on the left-hand side at the bottom of the cul-de-sac, identified by a Halls “For Sale” board.

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SERVICES

We understand that the property has the benefits of mains water, electricity and drainage. The property benefits from oil-fired central heating.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

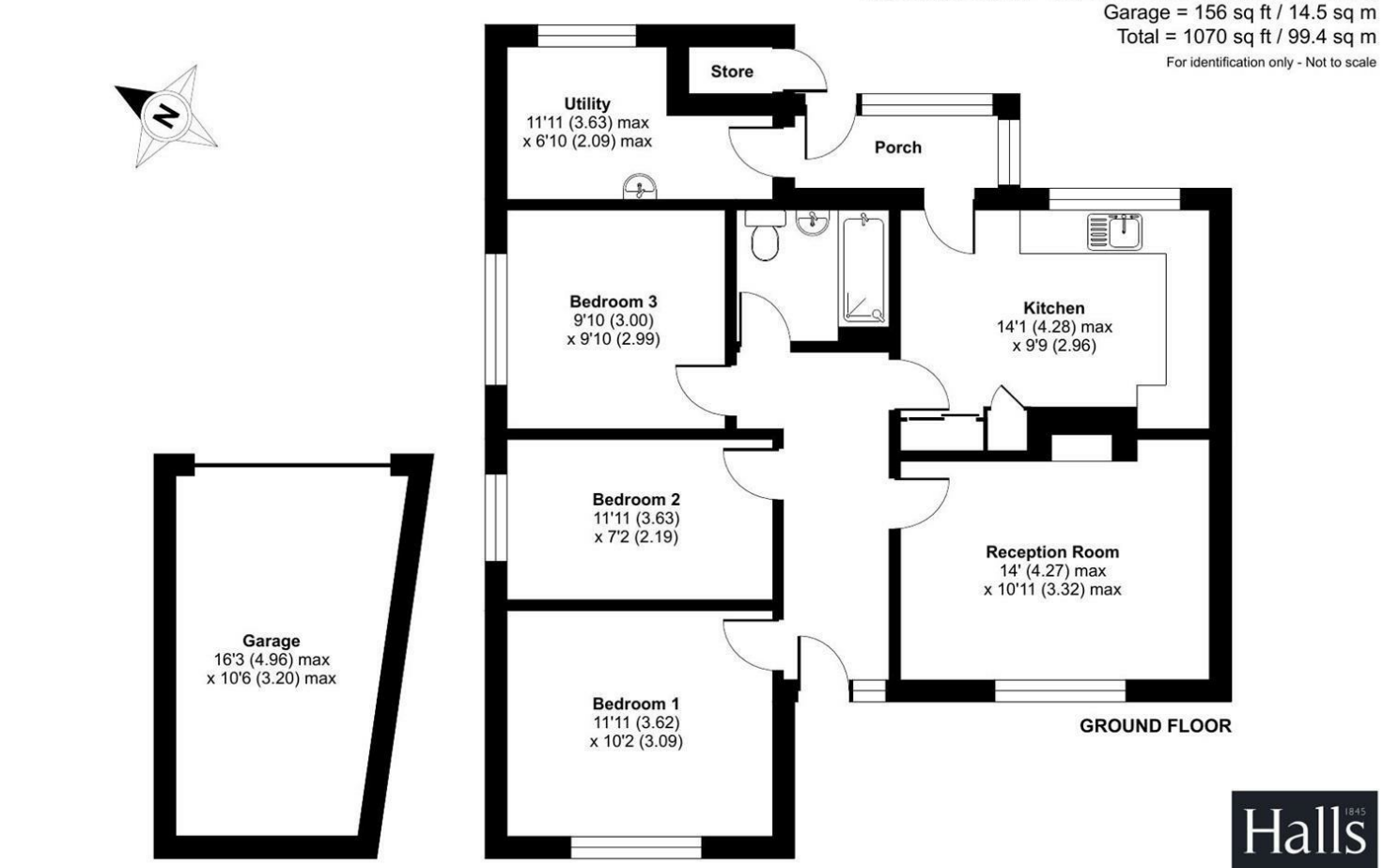
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

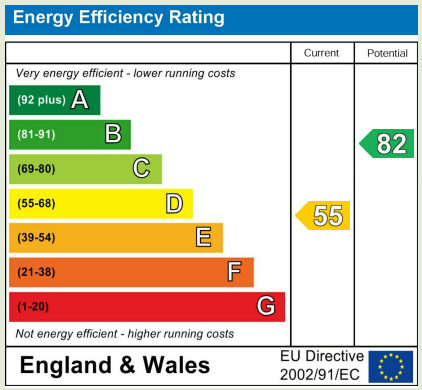
VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

Approximate Area = 914 sq ft / 84.9 sq m (includes store)
Garage = 156 sq ft / 14.5 sq m
Total = 1070 sq ft / 99.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1519709



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.