



BOWEN

PROPERTY SINCE 1862

Offers in the region of £445,000

9 Pant Glas, Oswestry, SY10 7HS

 4 Bedrooms  2 Bathrooms

9 Pant Glas, Oswestry, Shropshire, SY10 7HS

General Remarks

An idyllic country property situated in mature gardens in the picturesque hamlet of Pant Glas, yet conveniently located only 2.5 miles from the centre of the popular border town of Oswestry. The property itself has been extended to create a contemporary country feel, with flexible living accommodation all set within excellent gardens and surrounded by open countryside.

There is potential for buyers to further improve the property in line with their own tastes and requirements, subject to the relevant approvals being obtained as part of the property's location in a Conservation Area.

The property itself is constructed of stone and brick under a slate roof and benefits from double glazed windows throughout and oil fired central heating. The gardens of the property are one of its most notable features, whilst there is also a large driveway providing ample off-road parking.



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35 Bailey Street Oswestry Shropshire SY11 1PX

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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.

Location: The property is situated in the scattered hamlet of Pant Glas which is a designated Conservation Area. Although set in picturesque countryside, the property is only 2.5 miles from Oswestry town centre.

The town itself has an excellent range of shops, schools and other amenities. Easy access onto the A5/A483 provides direct links to the larger centres of Shrewsbury, Wrexham and Chester as well as the motorway network beyond. A nearby train station can be found at Gobowen.

Accommodation

The property is constructed of stone and brick under a pitched slate roof and benefits from double glazed windows throughout. A stable door leads into:

Hallway: 12' 2" x 5' 1" (3.72m x 1.55m) With a quarry tiled roof and doors into:

Utility/Cloakroom: 10' 3" x 6' 3" (3.13m x 1.91m) With quarry tiled floor, fitted base units with worktop above and matching wall cupboards, tiled surround, 1 1/2 bowl stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, Worcester oil fired boiler and a low level flush WC.

Dining Room: 15' 4" x 11' 11" (4.67m x 3.63m) With Radiator, door to staircase and door into:

Lounge: 16' 1" x 14' 10" (4.91m x 4.52m) With fireplace housing a wood burning stove on a raised tiled hearth, understairs storage cupboard and a radiator.

Kitchen: 18' 7" x 12' 0" (5.67m x 3.65m) Fully fitted farmhouse style kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Sink and drainer with mixer tap over, integrated high level electric oven/grill and separate microwave. Four ring induction hob with extractor hood above. Integrated fridge and freezer, integrated dishwasher, radiator, tiled floor, stable doors. Stairs lead up to:

Bedroom 3: 18' 6" x 12' 0" (5.65m x 3.65m max.) With a radiator and access to roof space.

A separate staircase leads off the Dining room to a:

First Floor Landing: With doors leading off to:

Bedroom 1: 15' 5" x 11' 6" (4.71m x 3.50m) With fitted wardrobes with storage cupboards above, original fireplace, radiators, door into:

En Suite: With shower cubicle, direct feed shower and tiled surround. Low level flush WC and wash hand basin with vanity cupboard below. Heated towel rail.

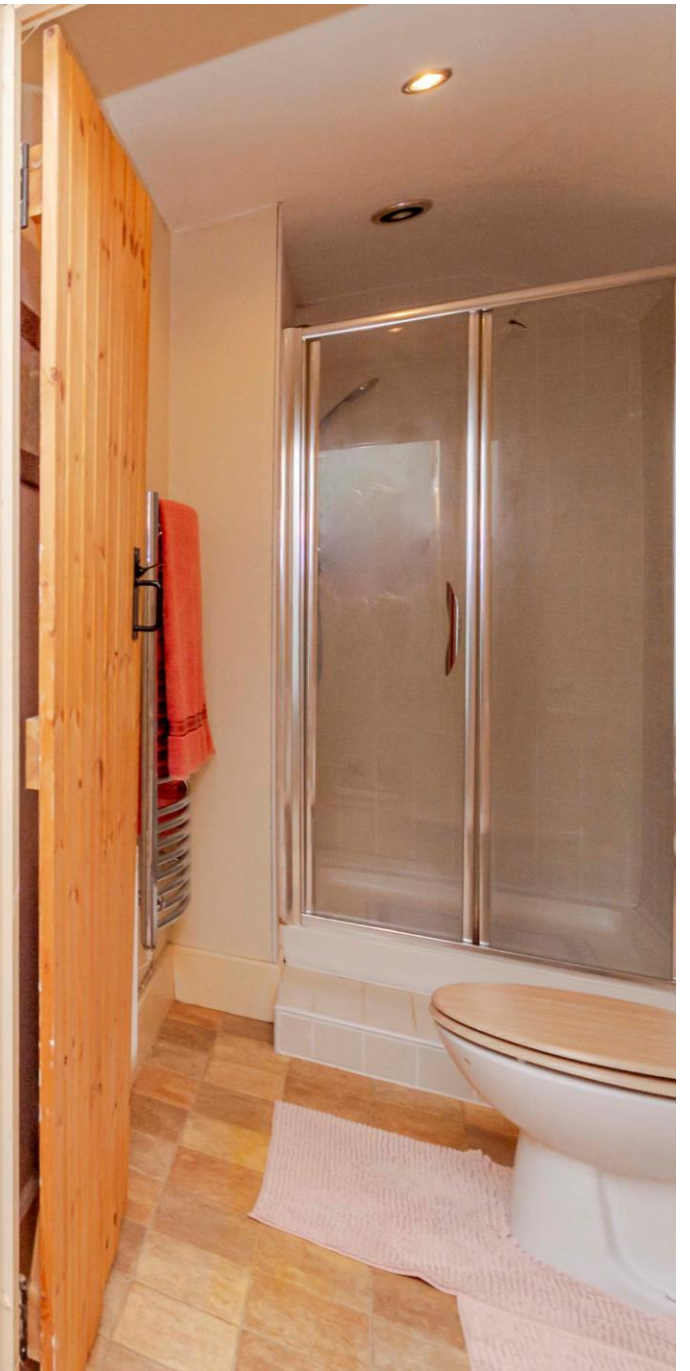
Study/Bedroom 4: 11' 6" x 9' 10" (3.51m x 3.00m) With radiator, fitted storage cupboard, doors leading into:

Bedroom 2: 12' 2" x 12' 3" (3.72m x 3.74m max.) With exposed floorboards, fitted wardrobe with storage cupboard above and a radiator.

Family Bathroom: 7' 9" x 6' 2" (2.36m x 1.87m) Bathroom suite comprising of a panelled bath with shower attachment and tiled surround, low









level flush WC, bowl style wash hand basin with vanity cupboard below, heated towel rail, spotlights to ceiling.

Gardens: The cottage style gardens of this property are one of its notable features and contain a host of flowering beds, mature shrubs and trees, together with a climbing wisteria at the front of the property. The garden also benefits from a raised vegetable bed, gravel patio area and lawned areas, all taking full advantage of the open views over picturesque

countryside. To the side of the property is a timber garden shed with lean-to woodstore and an oil storage tank. The property also benefits from a large separate parking area providing ample parking for numerous vehicles.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that the property is connected to mains electric and water. The

property has a private septic tank foul drainage system and has oil fired central heating throughout.

Council Tax: Council Tax Band 'D'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC rating 45(E)

Directions: From Willow Street, turn right by the B4579 signposted Selattyn continue for just over a mile before turning left signposted Pant Glas. Continue along this road for approx. 1 mile (passing under a bridge with a 10' height restriction) and the property will be located on the right hand side.

What3words - ///stir.armrest.political

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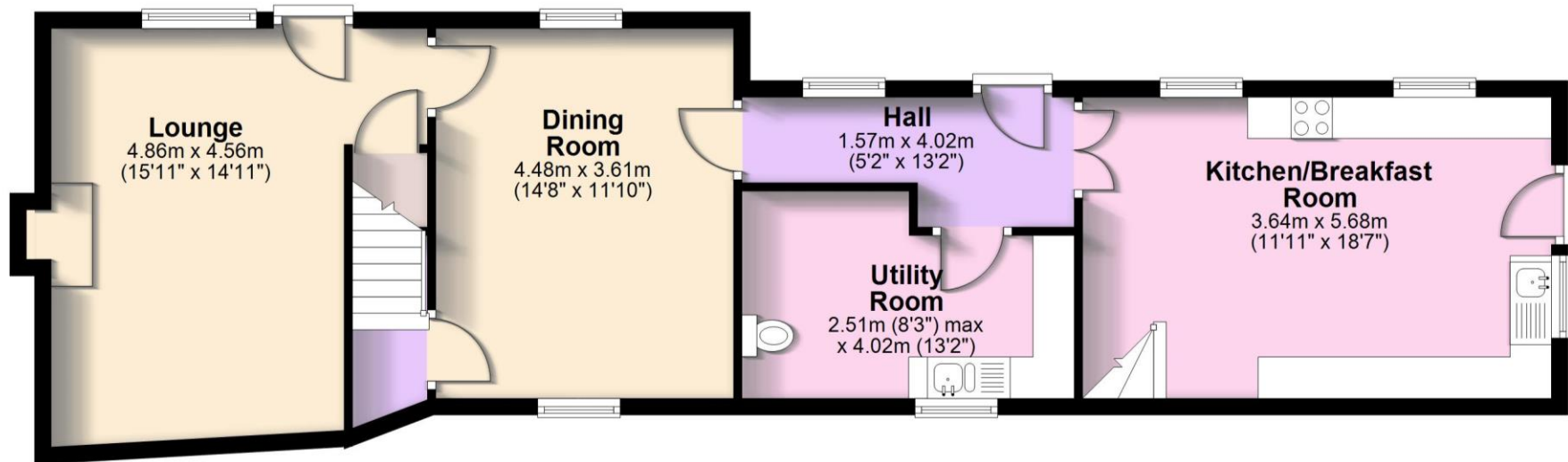
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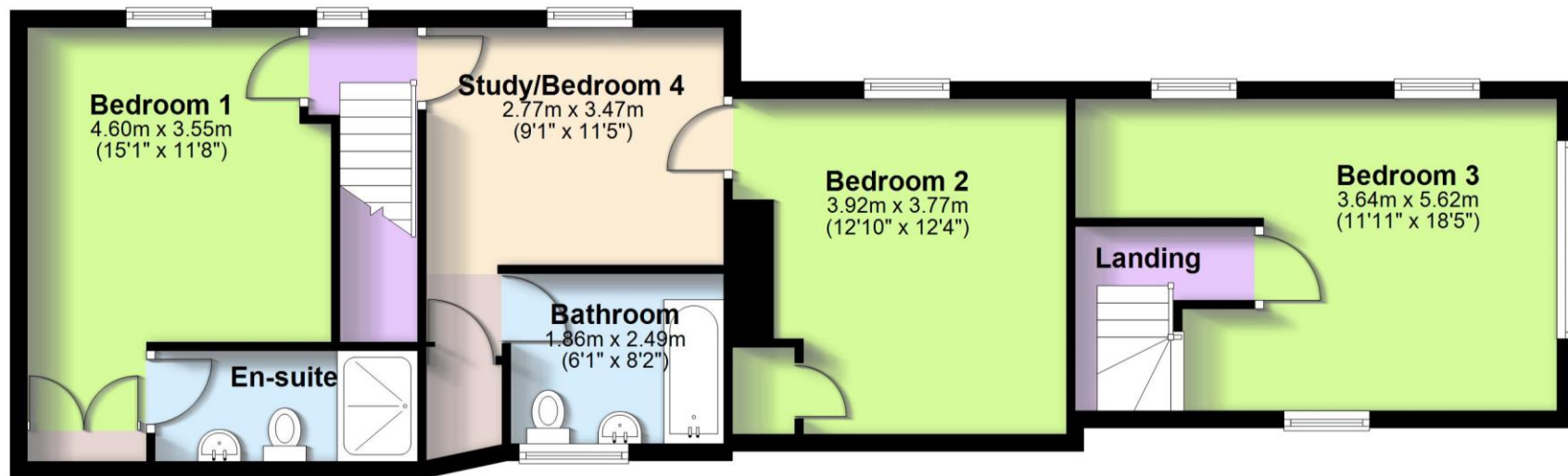
Ground Floor

Approx. 75.0 sq. metres (807.3 sq. feet)



First Floor

Approx. 76.6 sq. metres (824.2 sq. feet)



Total area: approx. 151.6 sq. metres (1631.5 sq. feet)