

Town & Country

Estate & Letting Agents



Prestwen Off Station Road, Pant, SY10 8JT

Offers In The Region Of £369,995

Nestled in the charming area of Pant, Oswestry, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1975, the property boasts a generous 990 square feet of living space, making it an ideal home for families or those seeking a peaceful retreat. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for family members or guests, and the option to utilise one of the rooms as a study or additional living space adds to the versatility of this home. The bathroom and good sized kitchen/ breakfast room are conveniently located, ensuring ease of access for all. The property is set on a good-sized plot, offering a sense of privacy and tranquillity, while its tucked-away position enhances the appeal of this sought-after location. For those with vehicles, the property provides parking for up to six cars, a rare find that adds to the convenience of everyday living. Whether you are looking to enjoy the local amenities or explore the beautiful surrounding countryside, this bungalow presents an excellent opportunity to embrace a comfortable lifestyle in a desirable area. In summary, this spacious detached bungalow in Pant, Oswestry, is a wonderful choice for anyone seeking a home that combines space, privacy, and a prime location. Do not miss the chance to make this charming property your own.

Directions

From our office in Oswestry proceed up Willow Street turning left into Welsh Walls. Follow Welsh Walls around turning left at junction towards the traffic lights. At the lights turn right and follow the road through Morda and on reaching the junction onto the bypass turn right. Follow this road through Llynclys and then into Pant. Carry into the village turning left into Station Road, then follow the road around where the lane to the property will be found on the left hand side identified by our for sale board just before the left turning onto Penygarreg Lane. **W h a t t h r e e w o r d s - PERFECT.CRUCIALLY.MUSICAL**

Accommodation Comprises

Porch

A porch area leads to the front door giving access to the property having a tiled floor.

Hallway



The hallway has a part glazed door to the front with a glazed side panel, wood effect flooring, dado rail, spotlighting, radiator, airing cupboard with tank and doors leading to all the rooms.

Lounge 17'5" x 11'11" (5.32m x 3.65m)



The good sized, bright lounge has a focal fireplace with a stone hearth, windows to the front and side, built in shelving and double doors leading through to the sitting room.

Additional Image



Sitting Room 11'1" x 10'5" (3.40m x 3.18m)



The sitting room is a versatile space having a window to the side, vinyl flooring, a door leading

through to the kitchen and patio doors leading to the conservatory.

Kitchen/ Breakfast Room 14'6" x 11'10" (4.44m x 3.62m)



The spacious kitchen/ breakfast room is fitted with a good range of base and wall units with work surfaces over, one and a half bowl sink with a mixer tap over, built in double electric oven with gas hob, integrated dishwasher, vinyl flooring, space for appliances, radiator and a window to the rear overlooking the garden. A door leads through to the utility.

Additional Image



Conservatory 16'8" x 6'3" (5.10m x 1.93m)



The conservatory is a great place to relax with views over the gardens. Having full length glazing and French doors onto the garden.

Utility 10'11" x 5'10" (3.35m x 1.80m)



The useful utility has a Belfast sink with fitted units and work surface, access to the loft space, vinyl flooring, space for appliances and a stable door leading out to the gardens.

Bedroom One 10'9" x 8'10" (3.30m x 2.70m)



The first double bedroom has a window to the side, fitted wardrobes offering great storage, radiator and a door leading to the en suite.

En Suite

The en suite has a shower cubicle, radiator, low level w.c, wash hand basin with a mixer tap over, radiator, tiled flooring, tiled walls and spotlighting.

Bedroom Two 12'3" x 9'8" (3.74m x 2.97m)



The second double bedroom has a window to the side, radiator and tv point.

Family Bathroom



The bathroom has a suite comprising a panelled bath with spa facility, low level w.c., wash hand basin with a mixer tap over, heated towel rail, tiled flooring, fully tiled walls and a window to the side.

Bedroom Three 13'10" x 9'4" (4.24m x 2.86m)



The third good sized double bedroom has a window to the front, radiator and wood style flooring. A door leads through to the family room/ bedroom four.

Family Room/ Bedroom Four 20'6" x 9'8" (6.25m x 2.95m)



A very versatile spacious room ideal for a number of uses. Having two radiators, wood effect flooring and windows to the front, side and the rear.

To The Outside

The property is approached from Station along a private drive that leads to three properties. The gated driveway provides parking for several vehicles and leads to the house. The gardens are fenced and have shrubbed flower beds, mature trees and an ornamental pond. Access to the sides of the property lead to the rear garden.

Gardens



The rear gardens are a great feature of this property. There is a lovely patio area located off the conservatory with extensive lawned gardens beyond all enclosed by hedging and fencing making the garden very private and secure. There are well stocked rockeries and flower beds along with mature trees and planting. To the side of the property there is a good sized paved area ideal for sitting out and relaxing.

Additional Image



Additional Image



Additional Image



Additional Image



Summerhouse/ Garden Room 16'6" x 12'6" (5.03m x 3.83m)



There is a purpose built summerhouse/ garden room to the side of the house with vinyl flooring. Another versatile space being split up into two sections. There is also an enclosed dog run located behind the summerhouse.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

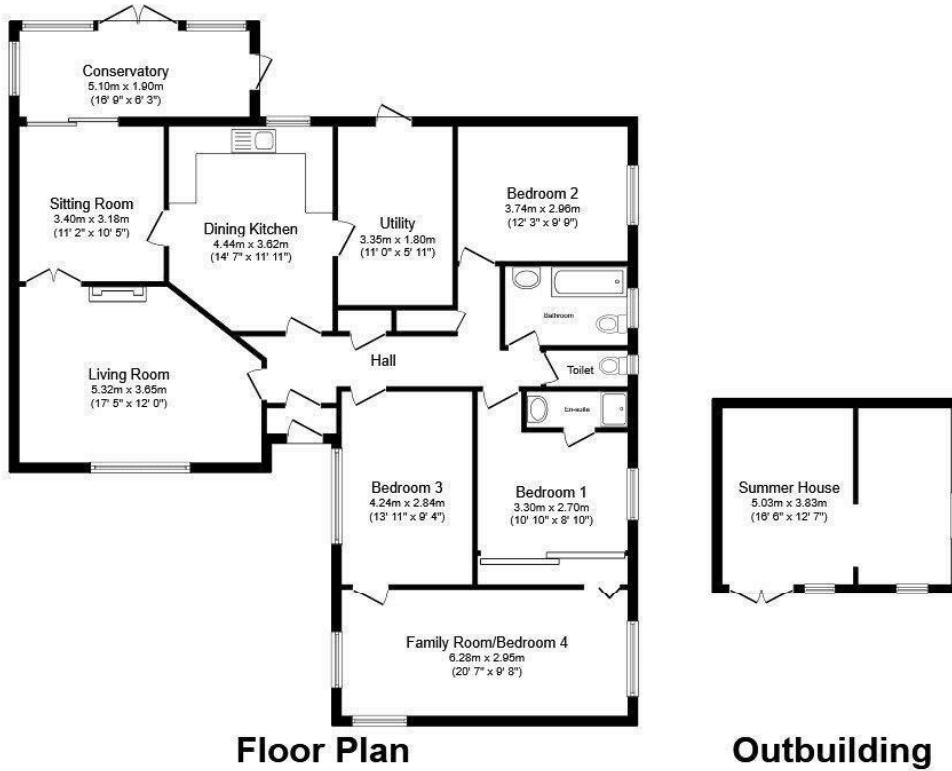
Saturday: 9.00am to 2.00pm

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.

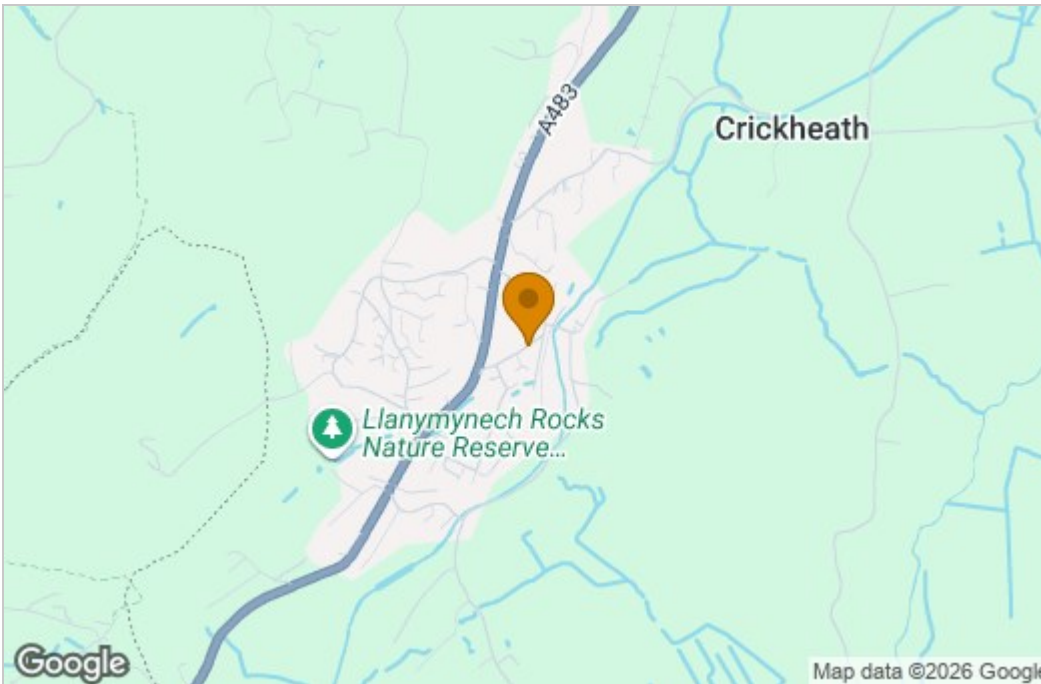
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

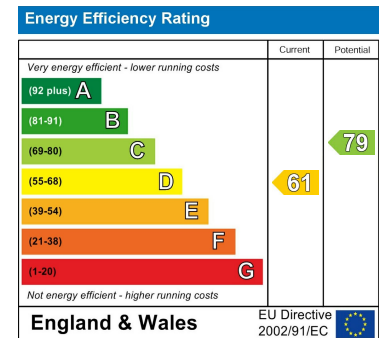


Total floor area 162.4 sq.m. (1,748 sq.ft.) approx

Area Map



Energy Efficiency Graph



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