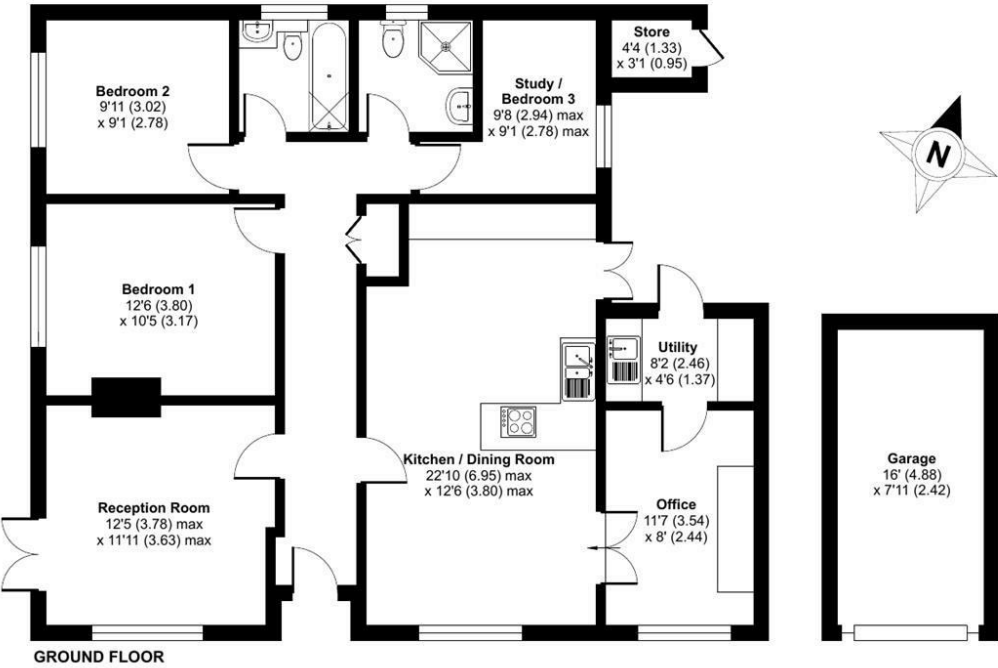


FOR SALE

The Sheal Pant, Oswestry, SY10 9QE



Approximate Area = 1103 sq ft / 102.4 sq m
Garage = 127 sq ft / 11.7 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 1244 sq ft / 115.4 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). © n\checon 2025. Produced for Halls. REF: 1355685



FOR SALE

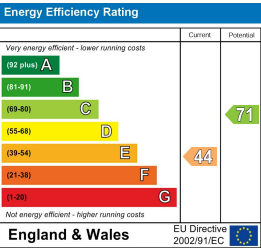
Offers in the region of £350,000

The Sheal Pant, Oswestry, SY10 9QE

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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01691 670320



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **Attractive 3-bedroom detached bungalow with elevated position**
- **Fabulous decked entertaining space with canopy and hot tub**
- **Contemporary interiors with light and airy accommodation**
- **Driveway parking and integral basement garage/workshop**
- **Recently updated with stylish finishes throughout**
- **Sought-after village location within easy reach of Oswestry & Welshpool**

DESCRIPTION

The Sheal is a well-presented detached bungalow offering versatile and well-balanced accommodation, ideally suited to modern family living or those seeking single-level convenience in a popular village location.

The accommodation includes an entrance hall, a comfortable reception room with a pleasant outlook, and a superb open-plan kitchen/dining room fitted with a range of units and ample space for family dining and entertaining. A useful utility room sits off the kitchen, with an adjoining office providing scope for home working.

There are three bedrooms in total, including a principal bedroom and two further rooms, one of which is currently utilised as a dressing room. The property benefits from a bathroom and separate shower room, giving flexibility for family life or visiting guests.

Externally, the bungalow is set on a generous plot with private gardens, a driveway providing ample parking, and a single garage.

The Sheal combines spacious interiors with practical features and a convenient position in the heart of Pant, within easy reach of Oswestry, Welshpool, and the A483 road network.

OUTSIDE

The property is approached over a private driveway providing ample parking and leading to a integral single garage. The gardens are laid mainly to chippings with mature shrubs, offering both privacy and ease of maintenance. A newly paved patio area provides an ideal space for outdoor dining and entertaining, while side access links the front and rear.

A recently added decking with hot tub and seating area which creates a superb spot for year-round relaxation and entertaining, while the rear garden enjoys attractive views over the surrounding countryside. The plot as a whole offers a generous and private setting with scope for further landscaping if desired.

DIRECTIONS

From the Halls office in Oswestry, proceed south on the A483 towards Welshpool. Continue through the village of Llynclys and remain on the A483. The property will be located on the right-hand side, identified by the Halls For Sale board.

W3W

What3Words///opens.qualifier.zealous

SITUATION

The Sheal enjoys a convenient position in the popular village of Pant, which offers a good range of local amenities including a village shop, public house, primary school and regular bus services. The nearby market town of Oswestry (approx. 5 miles) provides an excellent selection of independent and national shops, supermarkets, leisure facilities and secondary schooling.

The village is well placed for access to the A483, giving direct routes towards Welshpool, Shrewsbury and Chester, as well as connecting to the wider road and rail network. The surrounding countryside offers numerous opportunities for walking, cycling and outdoor pursuits, with the Berwyn Mountains, Lake Vyrnwy and Snowdonia National Park all within easy reach.

SCHOOLING

The village of Pant offers a well-regarded primary school within walking distance of the property. A wider choice of primary education can be found in the surrounding villages, including Llanymynech and Four Crosses.

For secondary education, the nearby Marches School in Oswestry provides a comprehensive option, while Llanfyllin High School and the Corbet School at Baschurch are also accessible.

The area is also well served by a number of highly regarded independent schools, including Moreton Hall and Packwood Haugh, together with Ellesmere College and Shrewsbury School slightly further afield.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Heating is provided by an oil-fired central heating system. None of the services, appliances or central heating system have been tested by Halls.

TENURE

We understand the property is freehold and offered for sale with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
Tel: 0345 678 9000

COUNCIL TAX

We understand the property is in Council Tax Band C.

VIEWINGS

By appointment only through the selling agents, Halls, Oswestry office, Tel: 01691 670 320.

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 (including 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.