

Town & Country

Estate & Letting Agents



1 Cysgod Y Coed Tregarthen Lane, Pant, SY10 8LF

Offers In The Region Of £465,000

Town and Country Oswestry offer this truly superb, spacious recently constructed family home located in the attractive, popular village of Pant. The property is just one of two properties and offers spacious four/five double bedroom accommodation with good sized gardens extending around the property along with a double car port to the front and extensive parking. There is a large kitchen/ family room to the rear with bifold doors opening onto the rear garden. All amenities are close at hand including school, shop and good road networks to larger towns and cities.

Directions

Take the A483 to Welshpool. Continue through Llynclys crossroads until you reach the village of Pant, pass the convenience store on your right. Turn right into Tregarthen Lane and follow the lane up where the property will be found on the right-hand side.

Accommodation Comprises

Hallway



Having a window to the front and stairs off to the first floor with an oak handrail. There is a built in cupboard with storage. It benefits from a tiled floor, an archway through to the kitchen, shoe storage and a vaulted ceiling on the stairs. A door leads to the cloakroom.

Cloakroom

Fitted with a low level W/C, wash hand basin with mixer tap, tiled flooring and an extractor fan. There is an additional area fitted with cupboards and shelving.

Kitchen/ Dining Room 20'11" x 13'0" (6.38m x 3.98m)



An impressive room ideal for entertaining and for those who enjoy cooking. Having a window to the rear and bi-fold doors to the rear opening onto the garden, the kitchen is fitted with a high quality range of base and wall units with upstands and

contrasting work surfaces over, one and a half bowl sink with mixer tap, spotlighting, tiled flooring and all appliances including eye level double oven, electric hob and extractor fan, integrated dishwasher and an integrated fridge freezer. A door leads to an under stairs cupboard perfect for storage,

Additional Photo



Utility 9'7" x 6'1" (2.94m x 1.86m)



With a window to the front and a door to the side and a door leading into the kitchen. Fitted with base units with work surfaces over. There is plumbing for a washing machine, an single bowl stainless steel sink with mixer tap and a tiled floor.

Lounge 12'7" x 16'9" (3.86m x 5.11m)



A good sized yet cozy feeling room with a window to the rear overlooking the garden. There is a central brick inglenook fireplace housing a log burning stove with a wooden beam over. The lounge benefits from wood flooring with underfloor heating. A door leads through to the study.

Additional Photo



Study/ Fifth Bedroom 12'7" x 7'7" (3.86m x 2.32m)



A very versatile room ideal for a number of uses having a window to the front and wood flooring.

First Floor Landing

With oak doors leading to the bedrooms and the family bathroom. There is a Velux window letting in plenty of light, a radiator and an airing cupboard off.

Bedroom One 13'11" x 9'9" (4.26m x 2.98m)



A large double bedroom with a built in wardrobe, radiator and a window to the front A door leads through to the en-suite.

En suite



Fitted with a double shower cubicle, low level W/C, wash hand basin with mixer tap over, Velux window, part tiled walls, tiled floor, heated towel rail and extractor fan.

Bedroom Two 7'2" x 13'5" (2.20m x 4.09m)



Another double bedroom having a window to the rear, a radiator and a built in wardrobe with rails and shelving.

Bedroom Three 9'9" x 8'11" (2.99m x 2.73m)



The third double bedroom has a window to the rear overlooking the garden, a radiator, a built in wardrobe with rails and shelving and access to the roof space via the loft hatch.

Bedroom Four 12'7" x 10'8" (3.85m x 3.27m)



The fourth double bedroom has a window to the front and a radiator and a built in double wardrobe.

Family Bathroom 8'11" x 10'0" (2.72 x 3.07)



The spacious, luxurious family bathroom has a panelled bath with a mixer tap over, separate shower cubicle, wash hand basin on a vanity unit with a mixer tap, low level W/C, window to the rear and tiled flooring, heated towel rail, spotlighting and an extractor fan.

To The Front



The property benefits from a large gravelled driveway providing parking for several vehicles along with an open fronted carport at the side of the property. An Indian stone patio extends to the front, side and rear of the property. The property also benefits from solar panels which are located at the front of the property.

Car Port



Additional Photo



Rear and Side Gardens



Additional Photo



The Indian stone patio extends around to the side and rear of the property and provides plenty of space for entertaining and alfresco dining. The very private garden is enclosed with fence panelling all round and is safe for pets and children. The garden also benefits from a useful shed for storage or outdoor items, outside lighting, power points and an outdoor tap. There is also gated side access.

Additional Photo



Additional Photo



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 E.

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 5.30pm
Saturday: 9.00am to 4.00pm

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

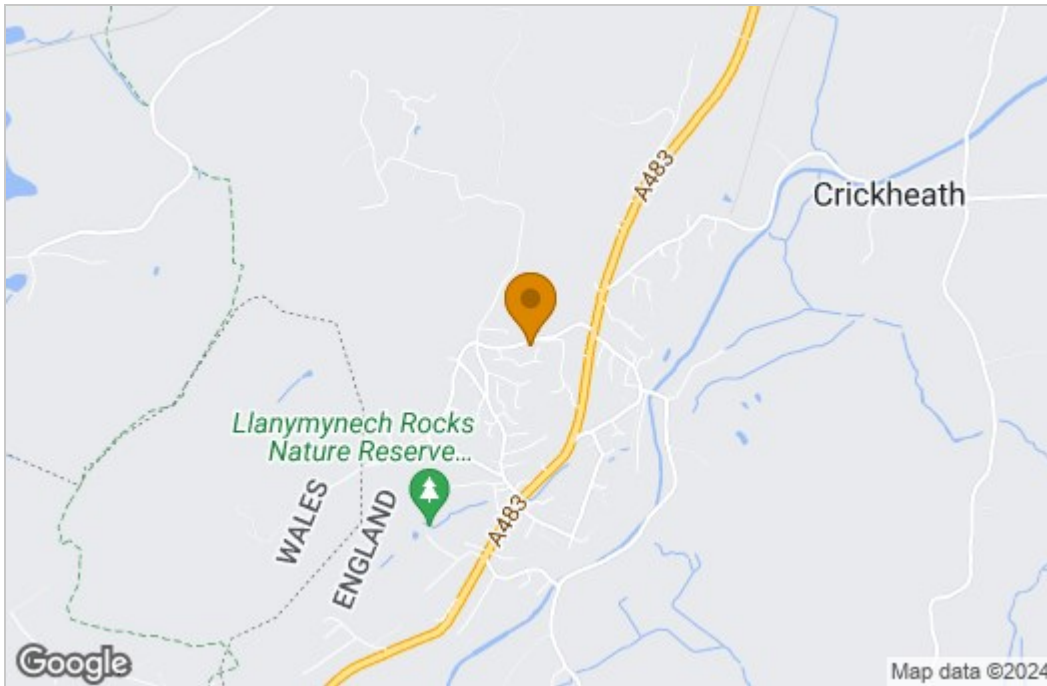
Ground Floor

Approx. 69.4 sq. metres (747.5 sq. feet)

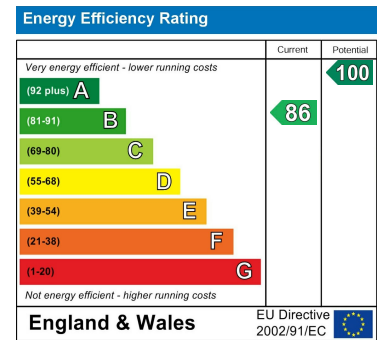


Total area: approx. 138.9 sq. metres (1495.4 sq. feet)

Area Map



Energy Efficiency Graph



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