

# Town & Country

Estate & Letting Agents



**1 Powis Close, Pant, SY10 8DG**

**Offers In The Region Of £285,000**

Town and Country Oswestry are pleased to offer this unique and charming three bedroom period cottage steeped in history located in the centre of Pant with amenities close by. This property once formed part of the Powis Arms public house and has a real cosy and welcoming feeling. Accommodation comprises a living room, dining room, kitchen, cloakroom, utility, landing, three good double bedrooms and a family bathroom. Externally there are pretty, well maintained gardens for families who enjoy sitting outside along with a superb garage/workshop which is a great space for vehicles or for conversion to a superb living space.



### Directions

From our Oswestry office proceed out of town towards Welshpool. On entering the village of Pant turn left onto Station Road and then first right onto Powis Close where the property will be seen on the right hand side.

### Dining/ Sitting Room 14'9" x 15'8" (4.50m x 4.80m)



The good sized dining/ sitting room has a window to the front, a door leading out to the cottage front gardens, feature brick fire place with a recess for a fire, wall lighting, radiator, exposed timbers and a staircase leading to the first floor landing. Doors lead to the kitchen and the living room.

### Additional Photo



### Living Room 14'9" x 12'5" (4.50m x 3.80m)



The living room is another great but cosy space having a window to the front, radiator, wall lighting, exposed beam and a tv point.

### Kitchen/ Breakfast Room 8'6" x 17'4" (2.60m x 5.30m)



The well appointed kitchen has a range of fitted wall and base units with worktops over, space for cooker, stainless steel sink unit, built in oven, hob, integrated extractor fan, part tiled walls, quarry tiled flooring, radiator, window to the rear and a door leading out to the rear gardens.

### Utility room 8'6" x 8'2" (2.60m x 2.50m)



The utility room has a sink unit, window to the rear,



loft hatch, radiator, vinyl flooring and space and plumbing for appliances.

### **Cloak Room**

Fitted with a low level w.c., wash hand basin, vinyl flooring and a window to the rear.

### **First Floor landing**

The bright landing has two velux roof windows, radiator and a linen cupboard. Doors lead off to the bedrooms and the bathroom.

### **Bedroom one 15'1" x 12'5" (4.60m x 3.80m)**



A good sized double bedroom with lots of light having velux roof window, window to the front overlooking the garden and a radiator.

### **Bedroom two 10'9" x 12'9" (3.30m x 3.90m)**



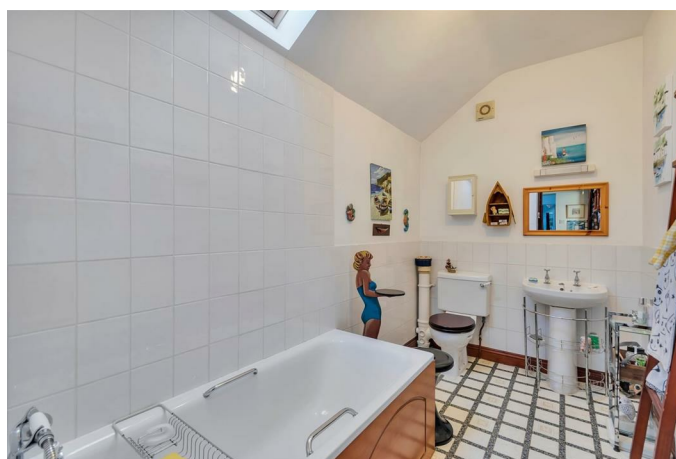
Another good sized double bedroom with a window to the front overlooking the garden, radiator and aloft hatch.

### **Bedroom three 8'2" x 16'4" (2.50m x 5.00m)**



The third double bedroom has a window to front overlooking the garden and a radiator.

### **Bathroom**



The generous sized bathroom had a panel bath with a mixer tap and shower head over, low level w.c., wash hand basin, radiator, vinyl flooring, part tiled walls, extractor fan and a velux roof window.

### **Garage/ workshop 14'5" x 16'8" (4.40m x 5.10m)**



The adjoining garage/ workshop is located to the bottom side of the property with double doors to the front elevation and oil fired boiler. A fantastic space ideal for those wanting to store a larger vehicle or having the possibility for conversion into further living accommodation (subject to planning).



### Additional Photo



### Additional Photo



### Parking



The block paved parking area provides parking for a good sized vehicle.

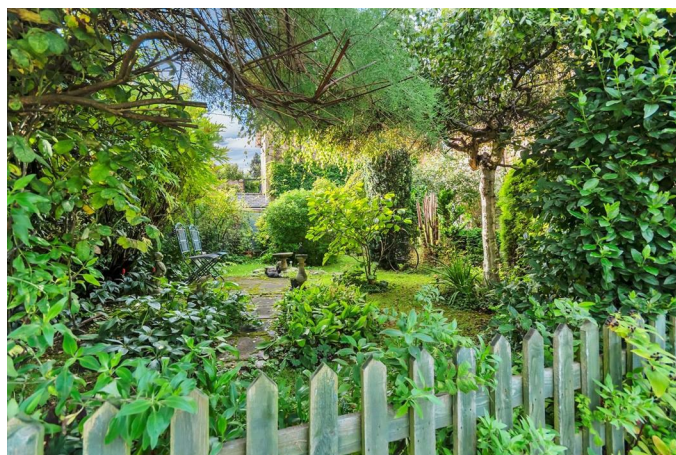
### Gardens and grounds

The property is accessed from Station Road where there is off road parking provided along with access to the garage and gardens. The front garden is a gardeners delight being well stocked with established plants and shrubs in a cottage garden style with a pathway leading to the front door. The garden is fully enclosed with gated access to the close and fenced borders.

### Additional Photo



### Additional Photo



### Additional Photo





## Rear Courtyard



The rear courtyard garden is another lovely private space with a canopy porch, mature shrubs and plants giving lots of privacy along with a patio area ideal for al fresco dining and entertaining. A gate leads onto the driveway at the side of the property.

## Additional Photo



## Additional Photo



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://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/leasehold, 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 C.

### **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

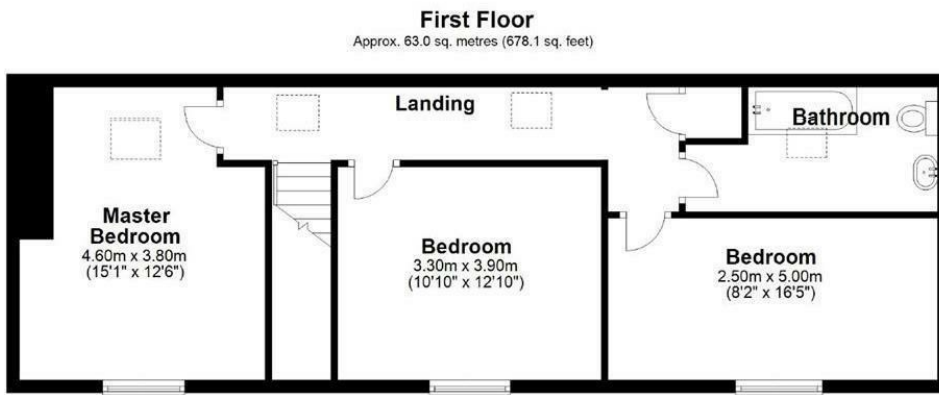
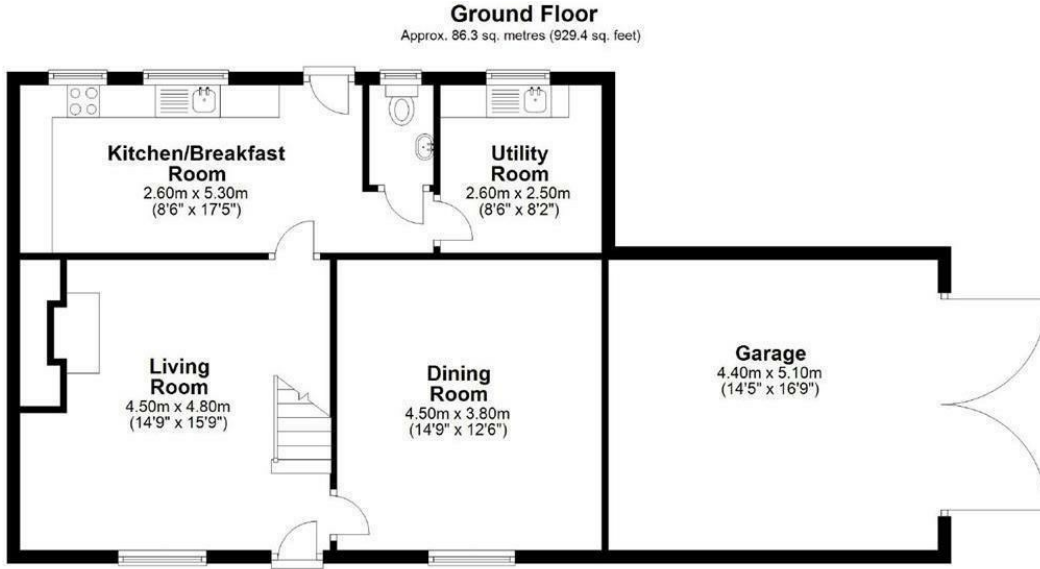
### **Additional Information**

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 must 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.

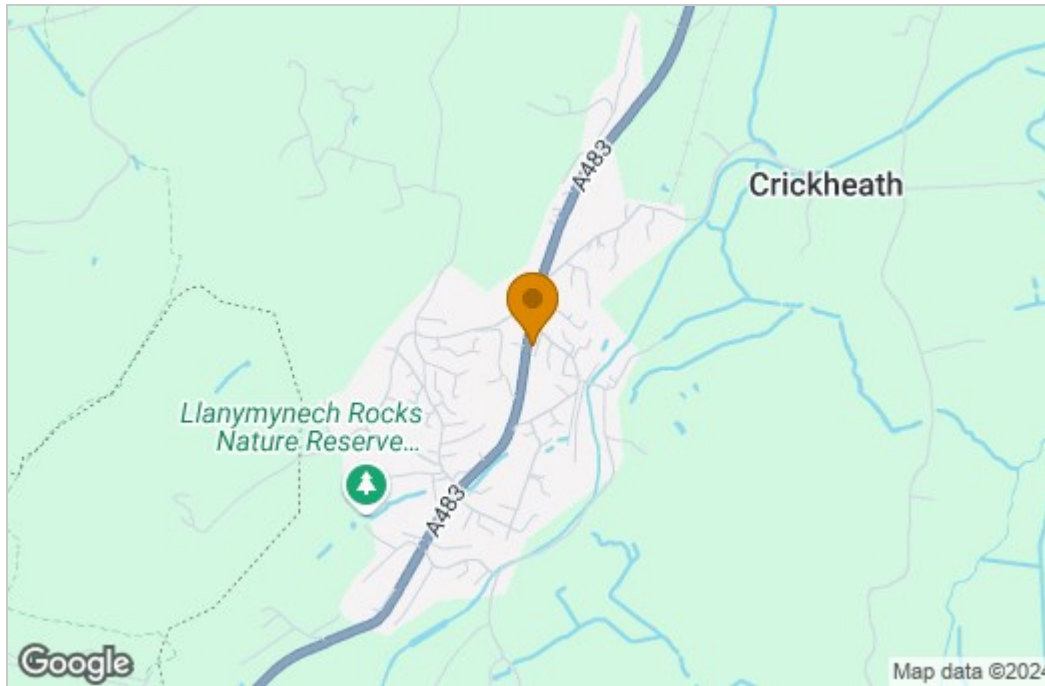


# Floor Plan

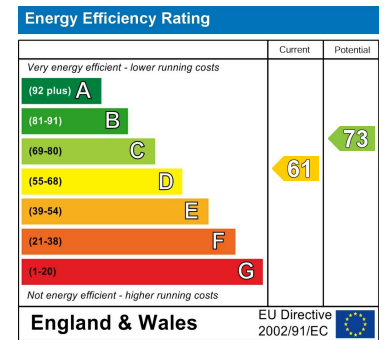


Total area: approx. 149.3 sq. metres (1607.4 sq. feet)  
**Summer Seeds**

# Area Map



# Energy Efficiency Graph



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