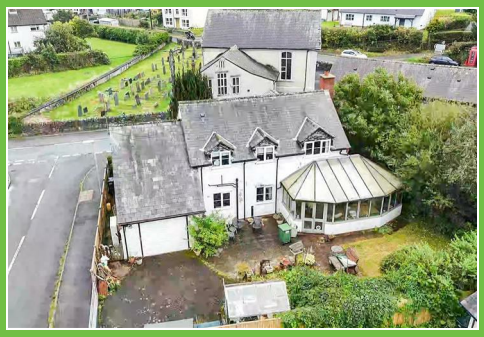
Town & Country

Estate & Letting Agents









Tyn Y Ddol , Penybontfawr, SY10 0PB

Offers In The Region Of £249,950

WITH NO ONWARD CHAIN!! Situated in the heart of Penybontfawr in the Tanat Valley this detached house offers a perfect blend of comfort and tranquillity in a lovely Welsh village. With three double bedrooms, this property is ideal for those looking to embrace village life. Offering plenty of space with a large lounge, dining room and sunroom, the layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout. Penybontfawr is a delightful village that offers a peaceful lifestyle, with easy access to the nearby market town of Oswestry, where you can find a variety of shops, restaurants, and recreational facilities. This home presents a wonderful opportunity to enjoy the best of both worlds: the serenity of village life and the convenience of urban amenities.

Directions



Leave Oswestry and head south on the A483 towards Welshpool. Turn right at Llynclys Crossroads onto the A495. Continue towards the village of Llanrhaeadr and turn left just before the village towards Penybontfawr. Continue on this road for approximately 2 miles until entering the village. Turn Right onto Station Road and the property can be found on the left hand side after approximately 50 metres.

About the Area

The popular picturesque village of Penybontfawr is situated in the heart of the Tanat Valley - it benefits from a busy local public house, village shop, an infant and junior school which is just a few minutes walk away and the local high school in Llanfyllin is just a 15 minute drive. The village is also on a bus route with buses to the nearby Town of Oswestry several times a day.

Accommodation Comprises;



Hallway



With a door to the front, radiator, doors to cloakroom, kitchen and lounge, stairs lead to the first floor.

Cloakroom



With tiled floor, W/C, wash hand basin and a radiator.

Lounge 12'5" x 23'5" (3.80 x 7.15m)



The large well appointed lounge with beamed

ceilings and has a window to the front, a brick feature fireplace with a log burner inset. Double doors lead into the sunroom and the lounge leads to the dining room.

Lounge Additional Photograph



Sunroom 22'0" x 9'5" (6.72 x 2.88m)



Accessed via the lounge, the sunroom looks out over the rear garden. Glazed all round so flooded with light, this room provides a great place to sit. With a tiled floor, radiator, double doors to the garden and a side door to access the paved courtyard which sits at the side of the property.

Dining Room/Snug 15'7" x 9'0" (4.75 x 2.76m)



A very versitable space, the dining room beamed ceilings, has two windows to the rear, a radiator and a door leading to the kitchen.

Kitchen 11'6" x 6'6",239'6" (3.52 x 2,73m)



The kitchen has a window to the front and is fitted with a range of base and wall units, double bowl sink with mixer tap over and a drainer, electric hob and oven with chimney style extractor fan over, there is viynl flooring and part tiled walls. A door leads to the hallway and a further door leads to the utility room.

Kitchen Additional Photograph



Utility Room 10'2" x 10'5" (3.10 x 3.20m)



This large utility space has a window to the side and a door leading to the integral garage, there is a door to a large storage cupboard, base units, a stainless steel single bowl sink and drainer, plumbing for a washing machine, space for freestanding fridge/freezer and a radiator.

Landing



With a window to the front and to the rear, doors lead to the bedrooms and bathroom. There is access to the roof space via a loft hatch.

Bedroom One 12'5" x 12'11" (3.80 x 3.95m)



This large double room has a window to the rear with views over the mountains, a radiator and doors to a large recessed double wardrobe offering plenty of storage space.

Bathroom 9'1" x 5'1" (2.77 x 1.56m)



With a window to the rear, W/C, wash hand basin, part tiled walls, a bath, large walk in shower with aqua panelling and a radiator. A door leads to the airing cupboard.

Bedroom Two 11'5" x 9'4" (3.50 x 2.85m)



A second good sized double room with a window to the front, a radiator and a wash hand basin on a vanity unit.

Bedroom Three 9'0" x 13'5" (2.75 x 4.10m)



The third double bedroom has a window to the front and doors to a large recessed double wardrobe offering plenty of storage space.

Integral Garage 12'3" x 19'1" (3.75 x 5.82m)



With an up and over door and loft access.

To the Front of the Property

The front garden is enclosed with fencing, a gate to the side leads to the property. There is a small lawned area and borders planted with mature shrubs, trees and bushes. A path leads around both sides of the property.

Additional Photo



Rear Garden and Parking



The rear is accessed through a large gateway and has parking for several vehicles leading to the garage. There is a greenhouse and small log store. There is a paved area, ideal for sitting out, which leads to a lawned garden with borders planted with shrubs. To the rear of the sunroom at the side of the property there is a paved courtyard.

Additional Photo



An Aerial Image



Agents Note

The seller has advised us that a probate application has been submitted. The sale is subject to the necessary legal authority being confirmed by the seller's conveyancer.

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 Powys County Council and we believe the property to be in Band F.

Services

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

To Book a Viewing

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

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Town and Country Services

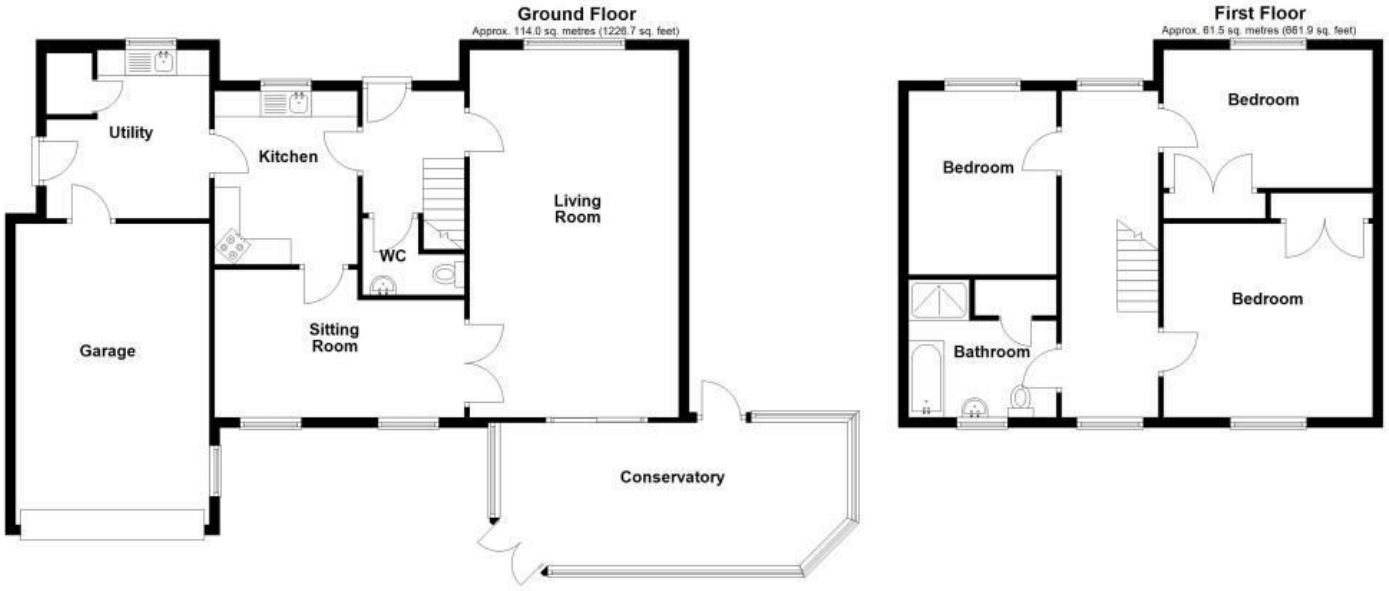
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

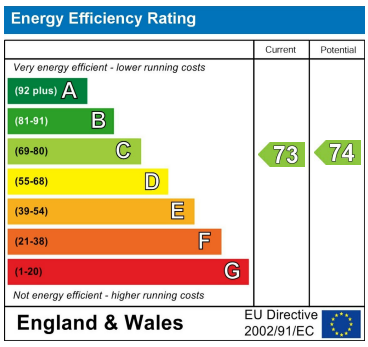
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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