

# Town & Country

Estate & Letting Agents



**Ty Coch , Pen-Y-Garnedd, SY10 0AN**

**Offers In The Region Of £399,950**

Town and Country Oswestry are delighted to offer this detached property in the charming village of Pen-Y-Garnedd near Llanrhaeadr in the stunning and sought after Tanat Valley. This delightful rural character home offers a perfect blend of comfort and countryside living. The well-proportioned rooms provide ample accommodation, ensuring that everyone has their own private retreat. To the outside there are useful purpose built outbuildings providing a workshop and studio along with an adjoining double carport. The gardens have the benefit of a large pond and adjoining paddock making it perfect for those who looking for outside space. Surrounded by picturesque landscapes, the home is set on a generous plot of land extending to around an acre in total, offering opportunities for outdoor activities, gardening, or simply enjoying the serene environment. The tranquil setting is perfect for those seeking a peaceful lifestyle while still being within reach of local amenities and community spirit. This charming residence in Pen-Y-Garnedd is sure to impress. Embrace the opportunity to own a slice of rural paradise in this delightful Welsh hamlet location.

## Directions

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. Before reaching the village of Llanrhaeadr Ym Mochnant take a left hand fork signposted Penybontfawr and Llanfyllin. Follow this road for approximately 1 mile passing through the hamlet of Pedairffordd. On reaching the T junction turn left and head towards Penygarnedd. On entering the hamlet follow the road around to the left up the hill where the property will be found on the right hand side after approximately 500 metres.

What3words; ///gracing.trendy.outdone

## Accommodation Comprises;



## Hall

The property is accessed by a door to the front of the property. There is a tiled floor and stairs to first floor. A door leads through to the lounge.

## Lounge 12'7" x 14'0" (3.86m x 4.29m )



The good sized lounge has a window to the front aspect with countryside views, tiled flooring, radiator, feature log burning stove with a decorative wooden surround, tiled inset and slate hearth. A door leads through to the kitchen.

## Additional Photo



## Kitchen/Dining Room 14'0" x 14'10" (4.29m x 4.54m )



This good sized room features a range of wall and base units with Quartz worktop over and tiled surround. Rangemaster 5 ring oven and chimney extractor fan, stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and appliances. Understairs storage cupboard, window to the rear overlooking countryside views and two radiators. A door leads through to the conservatory.

### Additional Photo



### Conservatory 24'7" x 8'2" (7.5m x 2.51m)



A very versatile space ideal for a number of uses having a part glazed door to the rear and side and windows to all sides.

### First Floor Landing

With window to the rear and doors leading to the bedrooms and the bathroom.

### Bedroom One 14'3" x 11'6" (4.35m x 3.53m)



This large double bedroom has a window to the front with open views over the surrounding countryside, a window to the side, high ceilings, stripped floorboards and a radiator.

### Additional Photo



### Bedroom Two 8'11" x 9'2" (2.72m x 2.8m)



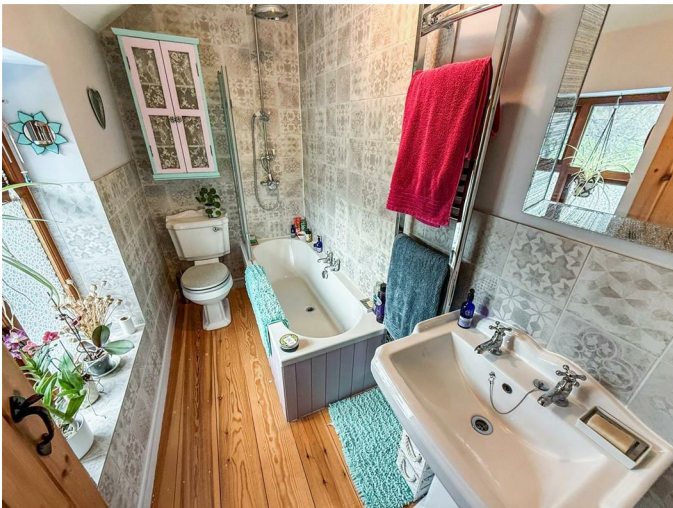
Another double bedroom having a window to the front with open views over the surrounding countryside, radiator and stripped floorboards.

**Bedroom Three/ Study 5'3" x 5'8" (1.62m x 1.73m )**



Currently used as a study having a window to the front with views, floorboards and built-in cupboard.

**Bathroom 8'9" x 4'2" (2.67m x 1.27m )**



The well appointed bathroom comprises a panel bath with central mixer tap and mains shower with two attachments and shower screen. Wash hand basin and WC, heated towel rail, stripped floorboards and a window to the rear.

**To the Front of the Property**



The property is accessed over a gated gravelled driveway providing ample off road parking and parking area. The front garden is mainly laid to lawn with shrubs with hedge borders and a gate leading onto the driveway.

**Carport 16'0" x 19'4" (4.88m x 5.89m)**



The carport offers covered parking for two vehicles.

**Workshop 16'0" x 12'9" (4.90m x 3.89m )**



The adjoining large workshop has double doors to the front, light and power laid on.

### Additional Photo



### Parking



### Studio 16'0" x 16'0" (4.89m x 4.89m)



The adjoining studio has a door to the front and windows to all sides, floorboards and power and light laid on. A very versatile space ideal for a number of uses.

### Enclosed Dog Run Shed



To the side of the outbuilding there is an enclosed dog run with kennel and outdoor space.

### Externally



The property sits in approximately 1 acre with the paddock extending to approximately 1/2 acre. There is also a large feature man made pond with path running around the boundary, shrubbed flower beds and raised vegetable plots.

### Additional Photo



**Additional Photo**



**Additional Photo**



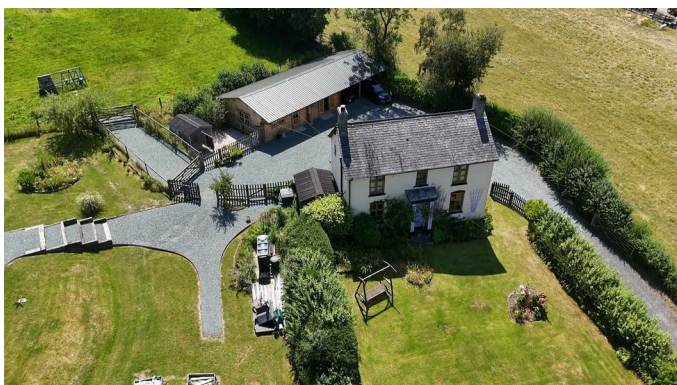
**Additional Photo**



**Additional Photo**



**Additional Photo**



**Paddock**



**Additional Photo**



**Views**



### Additional Photo



### Additional Photo



### Hours Of Business

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

### 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.

### Services

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

### 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 E.

### To Book a Viewing

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

### To Make an Offer

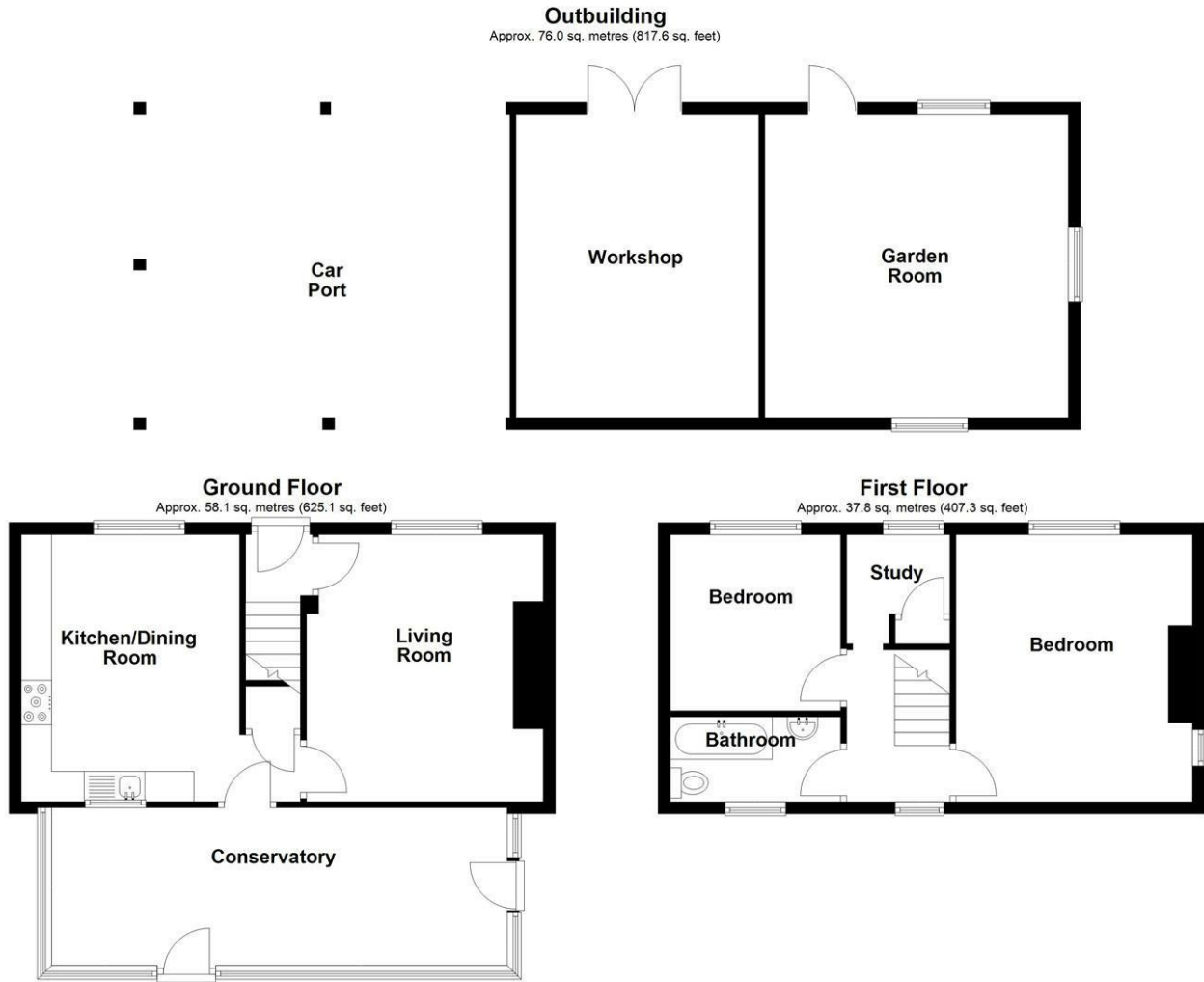
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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.

### 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), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

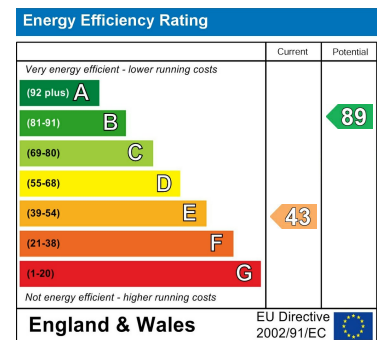
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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