Town & Country

Estate & Letting Agents









Tynycoed , Penybontfawr, SY10 0PB

Offers In The Region Of £195,000

SOLD WITH NO ONWARD CHAIN! Located in a tucked away position adjacent to the river on the outskirts of the charming village of Penybontfawr, near Oswestry, this delightful detached bungalow NEEDING FULL RENOVATION, offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room and the layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. There are large gardens to the side ideal for further development or for keen gardeners. A single garage and off road parking cater for every day needs. Penybontfawr is a quaint village that offers a sense of community while being conveniently located for access to nearby towns and amenities. Whether you are looking to enjoy leisurely walks in the countryside or explore local shops and eateries, this location has much to offer. This bungalow presents a wonderful opportunity for anyone seeking a comfortable home in a picturesque setting. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this charming property your own.

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 follow the road along over the bridge. Turn immediately left where the property can be found on the right hand side after approximately 100 metres. What three words are punt.reporting.daring

Accommodation Comprises

Hall



Accessed via a part-glazed front door, the entrance hall features an attractive oak floor, a built-in airing cupboard, access to the loft via a hatch and a radiator. Doors lead to all rooms.

Lounge 12'4" x 16'10" (3.77m x 5.15m)



A bright and spacious reception room featuring a square bay window to the front and a side window, allowing for plenty of natural light. The room benefits from an attractive oak floor, a brick fireplace with an inset gas fire, a coved ceiling, wall lights and a radiator.

Kitchen/Dining Room 9'3" x 20'9" (2.82m x 6.35m)



A dual-aspect room with a window to the front and rear and patio doors to the side, this kitchen enjoys plenty of natural light. Fitted with a range of base and wall units incorporating a stainless steel sink and drainer with a mixer tap over, the room also benefits from a cooker point, part-tiled walls, an attractive oak floor, a coved ceiling and a radiator. A door leads through to the utility.

Additional Photo



Utility Room 6'4" x 10'1" (1.94m x 3.09m)



A practical and well-appointed utility room with a window overlooking the rear garden and a door providing convenient side access to the property. Fitted with a range of base and wall units incorporating a stainless steel sink and drainer with a mixer tap over, the room also offers plumbing for a washing machine, vinyl flooring, and a radiator making it an ideal space for everyday household tasks. A door also leads to the cloakroom.

Cloakroom

The cloakroom has a wash hand basin, low level w.c., vinyl flooring and an extractor fan.

Bedroom One 8'0" x 17'0" (2.45m x 5.19m)



A light and airy room enjoying windows to the side and rear, creating a pleasant dual aspect overlooking the gardens and countryside. The room is finished with an attractive oak floor and benefits from a radiator and a door leading to the en suite.

Ensuite

Fitted with a walk-in shower cubicle with a mains-fed shower, this shower room also benefits from a radiator and an extractor fan.

Bedroom Two 9'10" x 9'1" (3.00m x 2.77m)



A bright room with a window to the front, allowing for plenty of natural light. The room is complemented by an attractive oak floor and benefits from a radiator.

Bathroom 10'1" x 8'0" (3.08m x 2.44m)



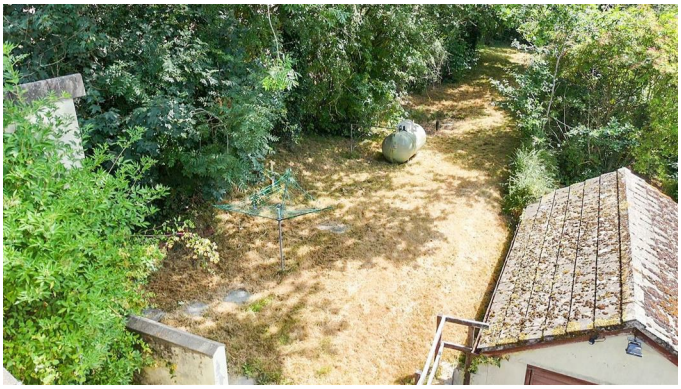
Fitted with a suite comprising a corner bath, wash hand basin, and low-level WC. The room benefits from a window to the rear elevation providing natural light, a radiator and vinyl flooring.

Externally



To the front of the property there is off-road parking for several vehicles and giving access to the single garage. Extensive lawned gardens extend to both sides of the property with lots of scope for further development and for keen gardeners, complemented by mature trees and established planting, creating an attractive setting. The gardens enjoy delightful open countryside views, enhancing the property's peaceful rural appeal.

Additional Photo



Aerial View



To the Front



Additional Photo



Additional Photo



Additional Photo



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 D.

To Book a Viewing

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

Hours Of Business

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

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.

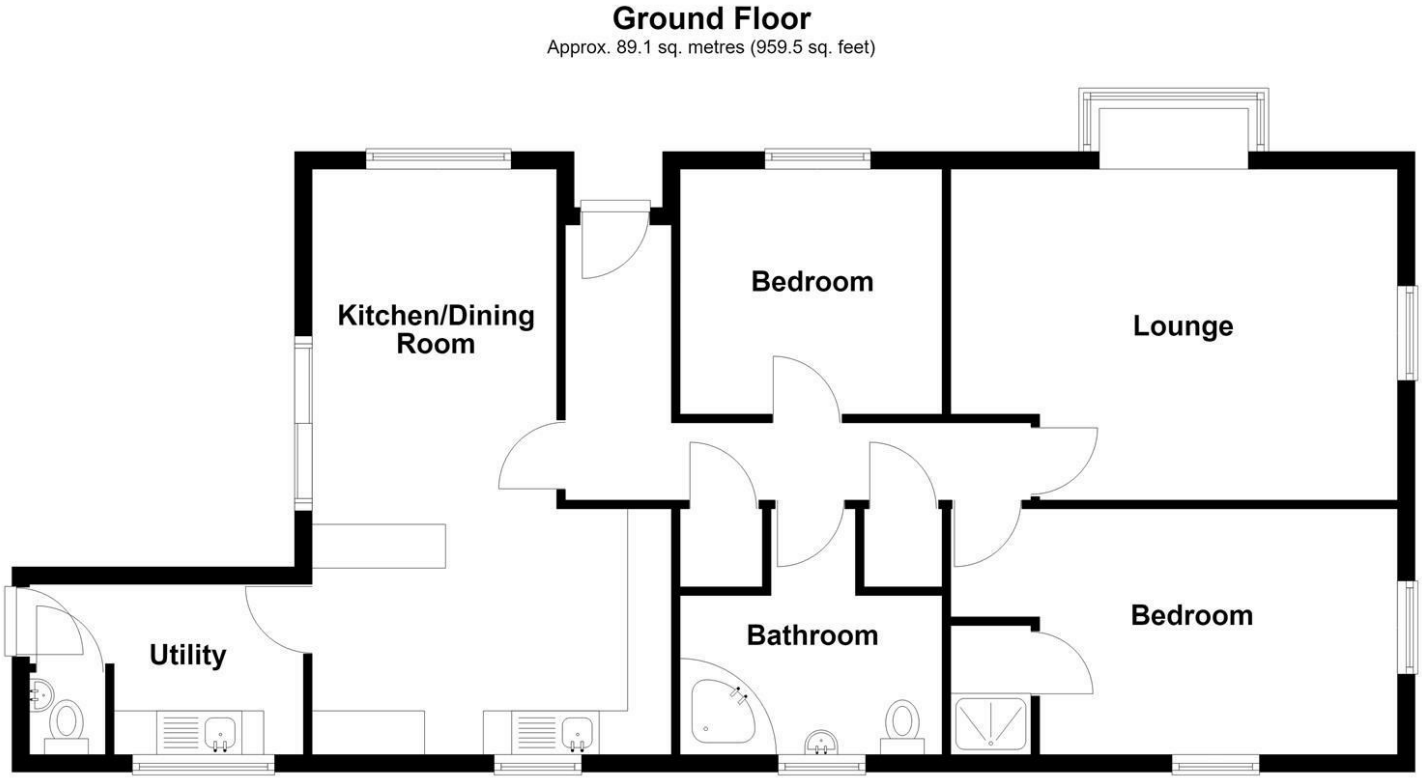
Town and Country Services

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, 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.

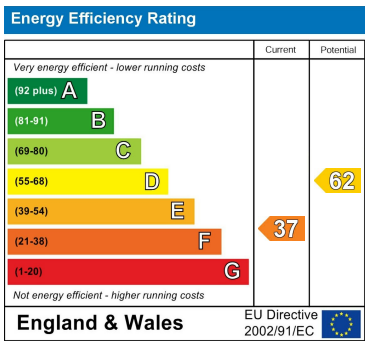
Floor Plan



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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