

Town & Country

Estate & Letting Agents



Pant-Y-Celyn , Pen Y Garnedd, SY10 0AN

Offers In The Region Of £375,000

WITH NO ONWARD CHAIN! Within the village of Llanrhaeadr Ym Mochnant, this delightful detached house in Pen-Y-Garnedd offers a perfect blend of comfort and tranquillity. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Set within grounds and gardens extending to approximately 1.6 acres, there is lots of scope for keen gardeners and those wanting to work on the land and keep livestock. The detached chalet and outbuilding add to the appeal and offer great potential. With its detached nature, this house provides a sense of privacy and independence, while still being part of a friendly community. The village itself boasts local amenities, ensuring that daily necessities are within easy reach. In summary, this charming detached house in Pen-Y-Garnedd is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant area. With its spacious living areas and proximity to nature, it promises a comfortable and fulfilling lifestyle. Do not miss the chance to make this lovely property your new home.

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 approximately 500 metres on the left set back from the road. A five bar gate leads down the track to the house.

Accommodation Comprises

Hallway

The hallway features a part-glazed front door, wood flooring and a stylish bi-fold door providing direct access into the lounge.

Lounge 12'11" x 13'7" (3.95m x 4.15m)



The cozy yet spacious room enjoys a front-facing window and attractive wood flooring, with a striking feature log-burning stove set beneath a characterful beam and positioned on a slate hearth, creating a warm and inviting focal point.

Utility 11'10" x 8'2" (3.61m x 2.50m)



The good sized utility room has a window to the rear and the side, tiled flooring, one and a half bowl sink with a mixer tap over, plumbing for a washing machine, fitted base and wall units and a radiator.

Kitchen/Dining Room 16'7" x 14'2" (5.07m x 4.34m)



The bright and spacious kitchen/dining room enjoys an abundance of natural light from windows to the front, rear and side, with French doors opening to the side. Attractive wood flooring runs throughout, complemented by a heated towel rail, radiator and recessed ceiling spotlights. The kitchen is fitted with a comprehensive range of wall and base units, incorporating an integrated dishwasher, fridge/freezer and cooker, together with a single-bowl sink and drainer with mixer tap and extractor fan.

Additional Photo



Additional Photo



Bathroom



The well-appointed bathroom features a front-facing window, low-level WC, wash hand basin and panelled bath with mixer tap and shower attachment. Part-tiled walls and vinyl flooring provide a stylish and practical finish, complemented by a heated towel rail, useful storage cupboard and extractor fan.

Porch

The property is approached via a welcoming entrance porch, featuring a glazed door and window to the front, allowing an abundance of natural light into the space. The porch provides an inviting introduction to the home, with a glazed door leading through into the hallway.

First Floor Landing

The first-floor landing provides access to the loft space, with doors leading to the bedrooms and family bathroom.

Bedroom One 13'1" x 12'6" (4.00m x 3.83m)



The bedroom enjoys a pleasant front aspect through the front-facing window and benefits from fitted wardrobes and a radiator.

Bedroom Two 10'10" x 8'3" (3.31m x 2.53m)



Enjoying a bright rear aspect, the bedroom features a rear-facing window and radiator.

Bedroom Three 8'3" x 10'10" (2.53m x 3.31m)



The bedroom benefits from a rear-facing window and radiator.

Family Bathroom



The well-appointed shower room features a front-facing window, low-level WC, wash hand basin and corner shower enclosure with mains-fed shower. Fully tiled walls and vinyl flooring provide a smart, contemporary finish, complemented by a heated towel rail, extractor fan and dedicated shower light.

To the Front



The property is approached through an attractive five-bar farm gate, opening onto a private driveway leading to a generous turning and parking area. The grounds are predominantly laid to lawn and patio, with a greenhouse providing an ideal space for keen gardeners.

Timber Garage & Workshop 17'6" x 19'8" (5.35m x 6m)

The timber garage has doors to the front and a window to the side.

Gardens and Grounds



The land extends to approximately 1.6 acres and surrounds the property on all sides making it an ideal property for those wanting privacy or grounds to be self sufficient.

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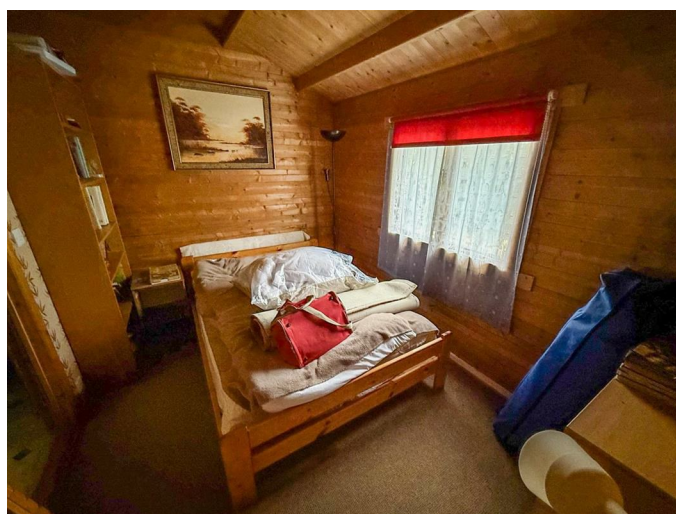
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Bedrooms 11'2" x 8'2" (3.42m x 2.5m)



Cabin 12'9" x 11'2" (3.91m x 3.41m)



The outbuilding benefits from windows to the front and side, together with double doors providing access to the front. Internally, there is a useful kitchen area fitted with a range of wall and base units, incorporating a sink, offering excellent versatility and practicality.

The room benefits from a side-facing window and a useful built-in storage cupboard.

Ensuite Shower Room

The shower room is fitted with a low-level WC, wash hand basin and shower, complemented by a side-facing window and practical vinyl flooring.

Greenhouse



Outbuildings



Aerial Views



Additional Photo



Additional Photo



Views



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 Powys 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 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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

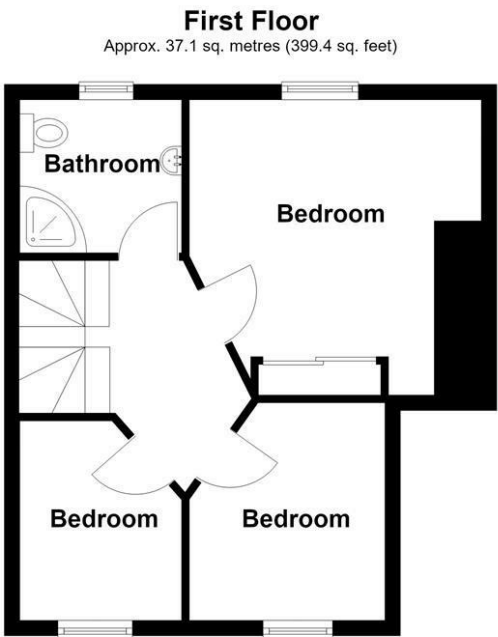
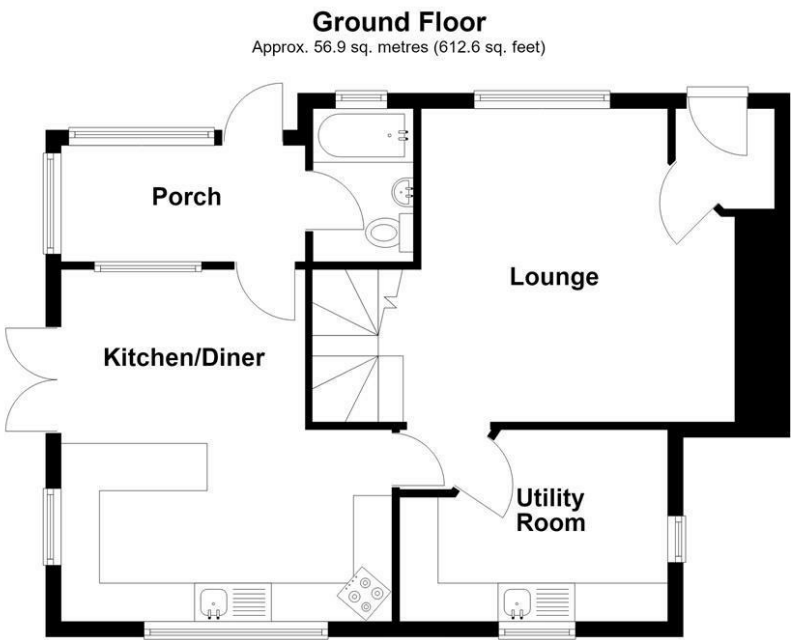
Saturday: 9.00am to 2.00pm

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.

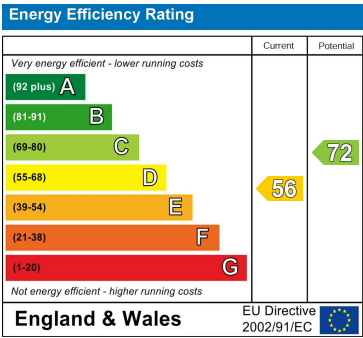
Floor Plan



Area Map



Energy Efficiency Graph



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