

Town & Country

Estate & Letting Agents



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

Offers In The Region Of £425,000

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.

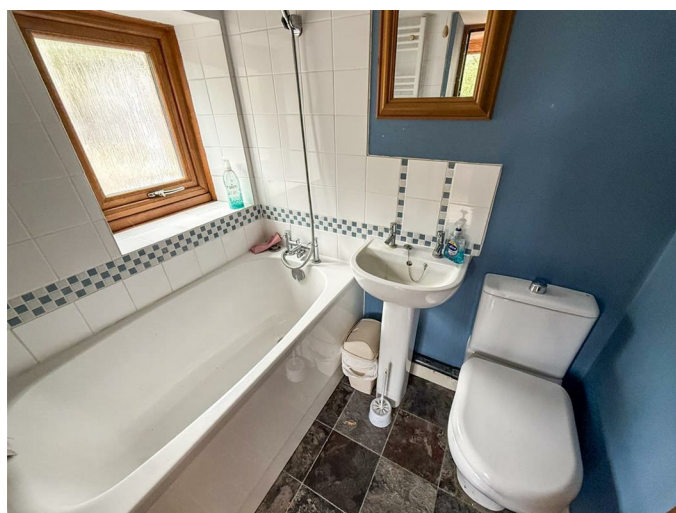
Additional Photo



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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.

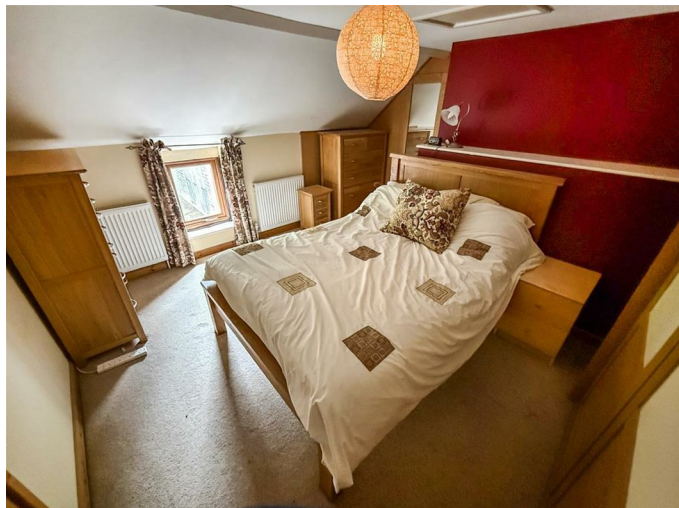
Porch

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.

Surrounding Land



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

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.

Additional Photo



Additional Photo

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



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



To the Front



Aerial Views



Additional Photo



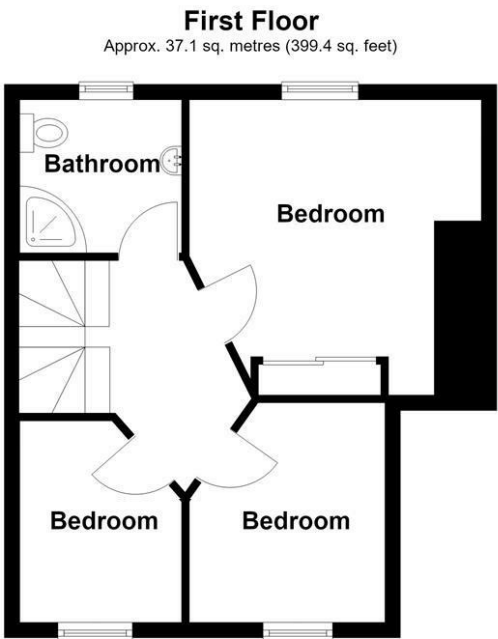
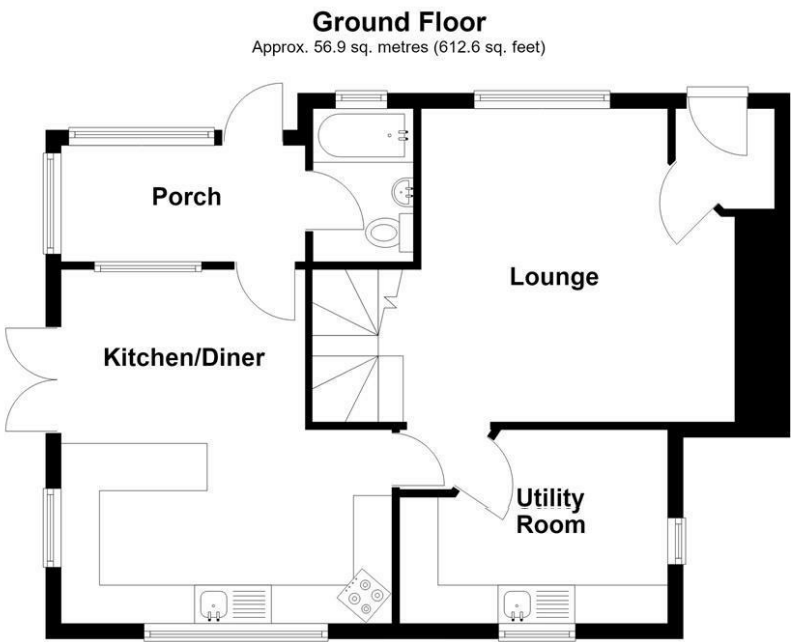
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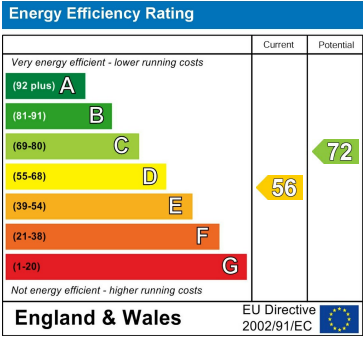
Floor Plan



Area Map



Energy Efficiency Graph



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