

Town & Country

Estate & Letting Agents



Tyn Y Ddol , Penybontfawr, SY10 0PB

Offers In The Region Of £285,000

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 versatile 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)

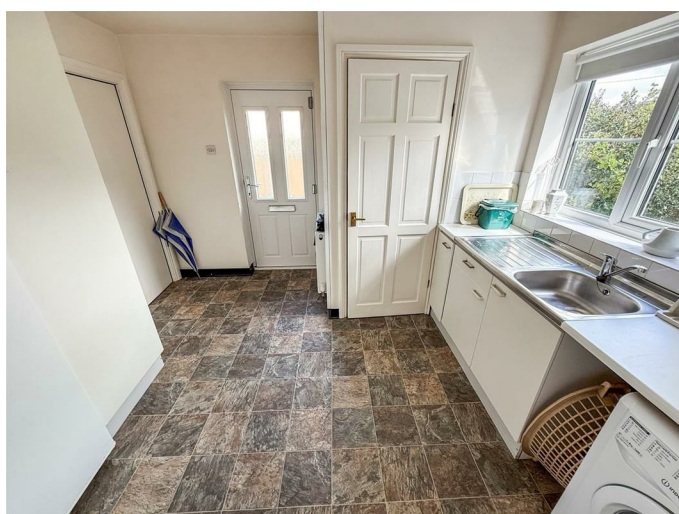


The kitchen has a window to the front and is fitted with a range of base and wall units, double bowl sink with mixer tap over and a drainer, electric hob and oven with chimney style extractor fan over, there is vinyl flooring and part tiled walls. A door leads to the hallway and a further door leads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

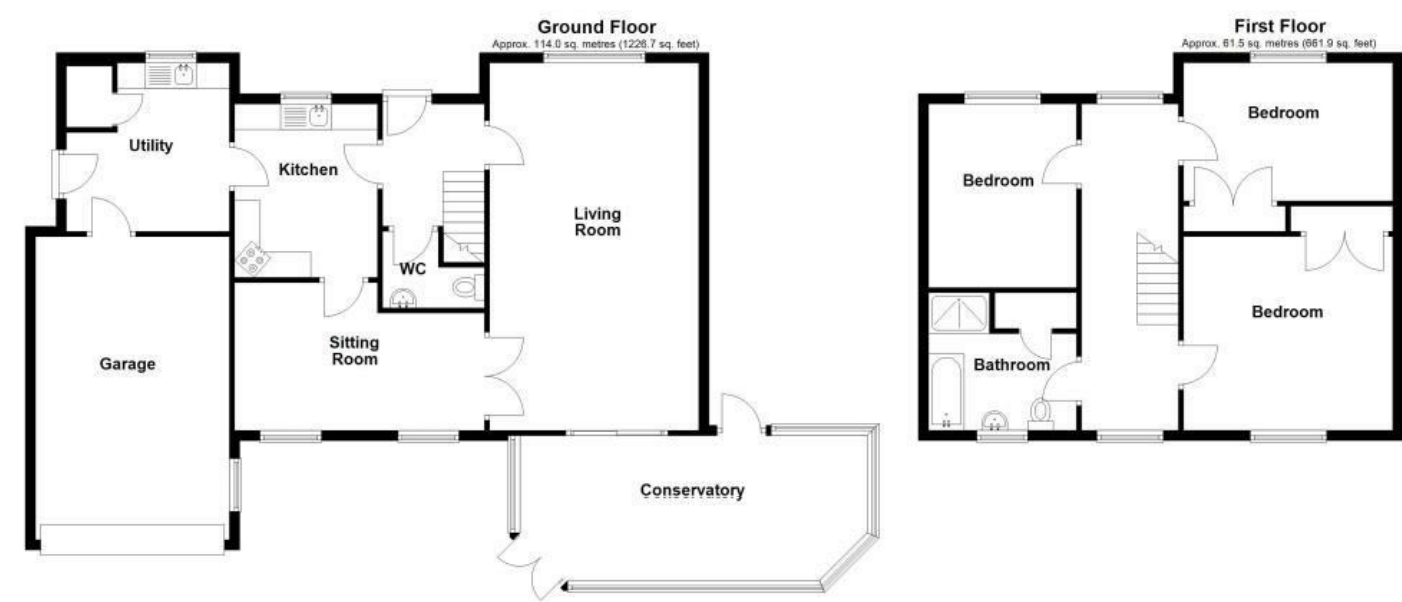


Tenure/Council Tax

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.

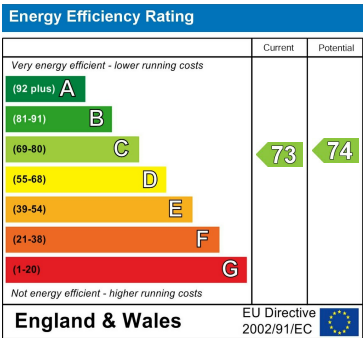
Floor Plan



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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