

# Town & Country

Estate & Letting Agents



**Gorffwys Y Ddraig , Penybontfawr, SY10 0PD**

**Offers In The Region Of £499,950**

This delightful detached house situated on the edge the charming village of Penybontfawr offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. Upon entering, you are welcomed into a spacious kitchen/ dining/ family room that serves as the heart of the home, providing an inviting space for family gatherings and entertaining guests. The layout is thoughtfully designed to ensure a seamless flow throughout the living areas, making it easy to enjoy both quiet evenings and lively social occasions. Set in the picturesque surroundings of Penybontfawr in the stunning Tanat valley, this home benefits from the tranquility of village life while remaining within easy reach of local amenities and the vibrant town of Oswestry. The area is known for its stunning countryside, offering plenty of opportunities for outdoor activities and exploration. With its spacious layout and beautiful location, it presents an excellent opportunity for those looking to settle in a peaceful yet accessible part of Wales.

## Directions



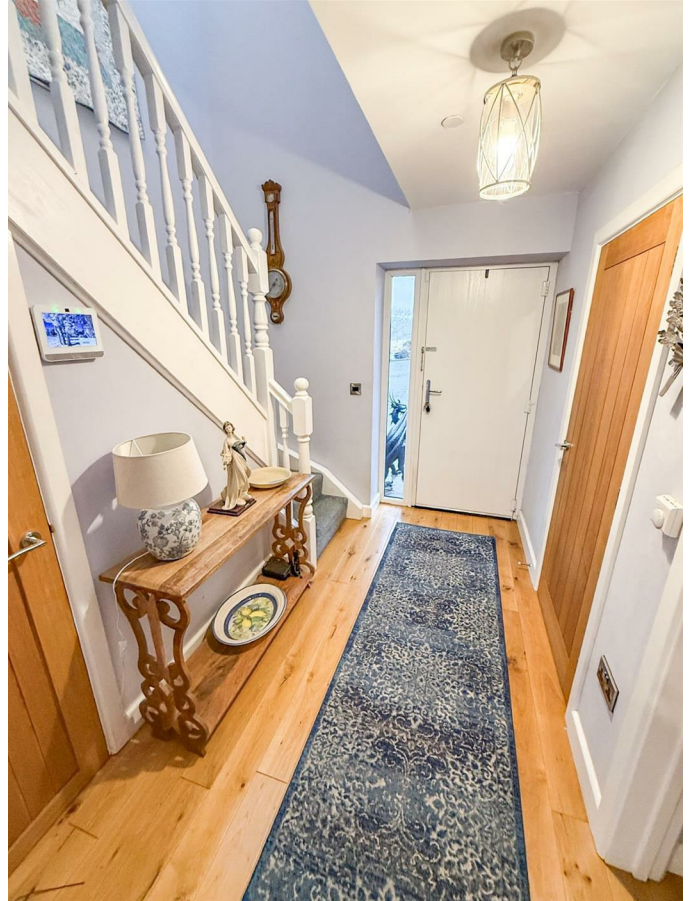
Leave Oswestry and head south on the A483 towards Welshpool. Turn right at Llyncllys Crossroads onto the A495. Continue towards the village of Llanrhaeadr and turn left just before the village towards Penybontfawr. Continue on this road for approximately 2 miles until entering the village. The property will be observed on the left hand side situated up a private driveway.

## Accommodation Comprises



The property has been built to a high specification and benefits from solar panels, underfloor heating to the ground floor, sprinkler system, water softener and an alarm system.

## Hallway



The bright, spacious hallway has an oak floor with underfloor heating and part glazed door to the front with a glazed side panel. Stairs lead off to the first floor and there is an under stair cupboard for storage. Doors lead to the cloakroom, study and the kitchen.

## Cloak Room



The cloak room has a window to the front, a WC, wash hand basin on a vanity with a mixer tap over, oak flooring and an extractor fan.

**Study 9'7" x 12'9" (2.94m x 3.90m)**



The study is a very versatile room and has a window to the front and oak floor with underfloor heating.

**Kitchen/Dining/ Family room 20'6" x 14'1" (6.27m x 4.30m)**



The Kitchen/dining/ family room is the real heart of this truly lovely home. Filled with light having bifold doors across the rear opening onto the garden oak flooring with under floor heating. There are a good range of wall and base units, an island unit with a Lamona Hob and an extractor fan over, a ceramic 1 1/2 sink bowl with mixer tap over, integrated dishwasher and an eye level double oven. With display cabinets, part tiled walls, under cupboard lighting, corner pull out shelving, pull out bins and a pull out larder. Double glazed doors lead through to the lounge and a door leads through to the utility.

**Additional Photo**



**Additional Photo**



**Lounge 22'0" x 12'9" (6.72m x 3.90m)**



The spacious lounge has oak flooring with underfloor heating, French doors leading out to the rear garden and a full length window to the side letting in lots of light. There is a focal inset log burning stove with an oak beam over, lighting and slate hearth.

### Additional Photo



### Additional Photo



### Utility Room 11'6" x 7'4" (3.51m x 2.26m)



The utility room has a window to the front, fitted base and larder units with work surfaces over, a ceramic sink with a mixer tap over, plumbing for a washing machine and space for appliances. There is space for a fridge, spot lights, oak floors and underfloor heating. A door leads through to the garage.

### First Floor Landing



The first floor landing has two Velux to the front letting in lots of light, a loft hatch and doors leading to the bedrooms and the family bathroom. There is an airing cupboard just off housing the hot tank and with storage and shelving.

### Bedroom One 19'0" x 12'10" (5.80m x 3.92m)



Bedroom one is a great sized double bedroom and has French doors to the rear leading to a Juliet balcony with far reaching, beautiful countryside views, a built in double wardrobe and a radiator. A door leads through to the ensuite.

### Additional Photo



### En-suite 9'2" x 5'1" (2.80m x 1.56m)



The well appointed en-suite has a WC, a wash hand basin on a vanity unit with mixer tap over, tiled floor and part tiled walls. There is a double shower cubicle with newly fitted mains shower unit, extractor fan, spotlights, and a heated towel rail.

### Bedroom Two 16'3" x 9'7" (4.97m x 2.93m)



The second large double bedroom has a window to the front with the countryside views and a radiator.

### Bedroom Three 12'4" x 11'6" (3.78m x 3.52m)



The third double bedroom has a window to the front with superb views, a radiator and a double wardrobe.

### Bedroom Four 11'5" x 9'6" (3.48m x 2.91m)



The fourth double bedroom has a window to the rear with the views, a radiator, and a built in double wardrobe.

### Bathroom 10'7" x 7'9" (3.25m x 2.37m)



The well appointed family bathroom has a window to the rear, a wash hand basin on a vanity unit with a mixer tap over, WC and a heated towel rail. There is a panelled bath with a central mixer tap and shower head, a corner shower cubicle with mains shower, spot lights, extractor fan, tiled floor and part tiled walls.

### Double Garage 14'11" x 18'9" (4.56m x 5.74m)

The double garage has electric roller doors, power and lighting laid on, a door to the rear and a loft hatch.

### To The Front



To the front of the property is a large driveway providing parking for several cars, shrubbed borders and an oak porch with lighting that leads to the front door. Gates at both sides of the property give access to the rear garden. The front of the property enjoys an open aspect over the surrounding rolling Tanat Valley.

### To The Rear



To the rear of the property is a large patio located off the kitchen and the lounge making a perfect place to sit and relax and take in the surrounding scenery. The good sized gardens are lawned with open views over the surrounding fields and stunning Tanat Valley mountains backdrop.

### Additional Photo



### Additional Photo



### Additional Photo



### Lounge at Night



### Location



### Dining Room and Night



### Views From The Property



### 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 F.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Money Laundering Regulations**

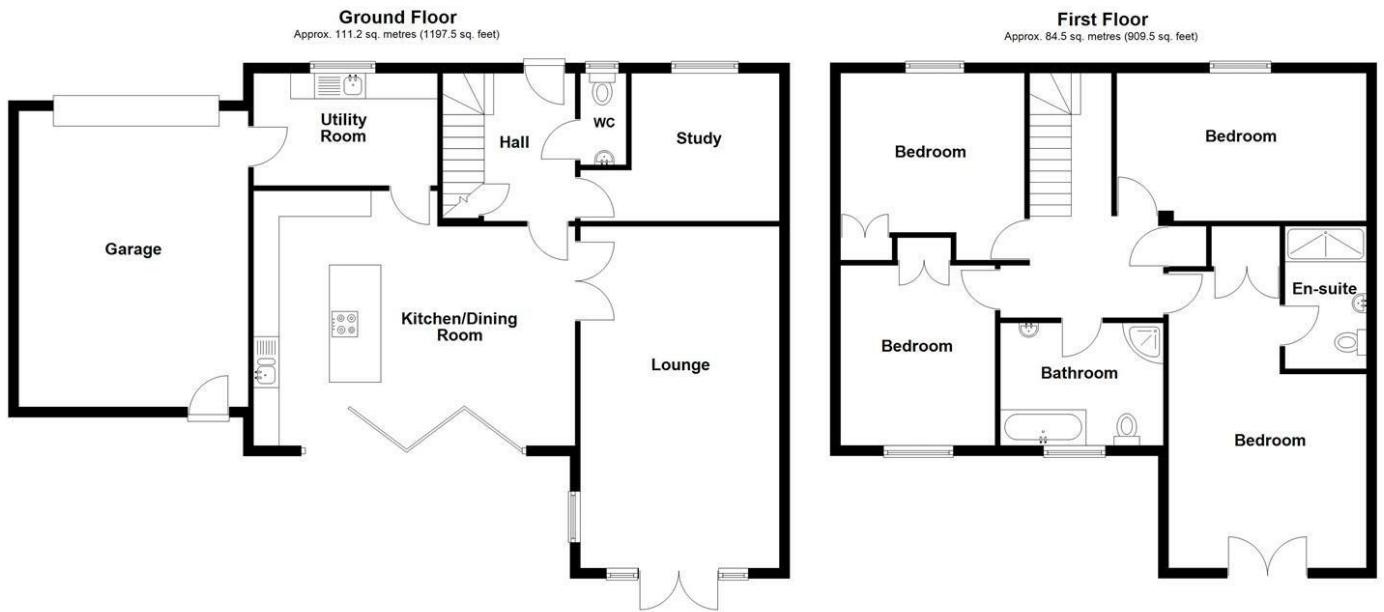
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **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.

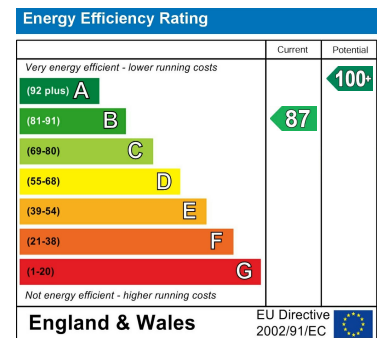
## Floor Plan



## Area Map



## Energy Efficiency Graph



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