

Town & Country

Estate & Letting Agents



Llwyn Stargarreg Lane, Pant, SY10 9QP

Offers In The Region Of £235,000

Within the charming Stargarreg Lane in Pant, Oswestry, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The bungalow features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. There are three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is thoughtfully designed, catering to all your daily needs.

With its convenient location, you will find local amenities and beautiful countryside walks just a stone's throw away. This property presents a wonderful opportunity to create a comfortable home in a sought-after area. Don't miss your chance to view this charming bungalow and envision the possibilities it holds for you and your family.

Directions



From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left at the junction and proceed to the traffic lights. Turn right and head towards Morda. Proceed through Morda and turn right when reaching the bypass. Continue along until reaching the village of Pant. Proceed along and turn left opposite the Cross Guns public house onto Stargarreg Lane. Take the first turning right onto The Ridge where the property will be found on the left hand side at the bottom of the cul-de-sac.

Accommodation Comprises;

Front Porch



Part Glazed entrance porch with tiled floor and a door leading into the kitchen of the property. A door also leads to the utility room.

Utility Room/Laundry 6'10" x 12'0" (2.10 x 3.66m)



With a window to the front, Belfast sink, Grant oil boiler, plumbing for a washing machine and space for appliances.

Kitchen 10'1" x 14'0" (3.08 x 4.29m)



With a window to the front, the kitchen is fitted with a range of base and wall units with worktops over, stainless steel sink with drainer, large storage cupboard housing the hot water tank and with shelving, space and wiring for an electric cooker, space for a fridge, smaller built in storage cupboard ideal for the Hoover and broom, a door leads to the hallway.

Hallway



Doors lead to the bedrooms, lounge and bathroom. A part glazed door leads to the rear garden.

Lounge 14'0" x 9'10" (4.28 x 3.00m)

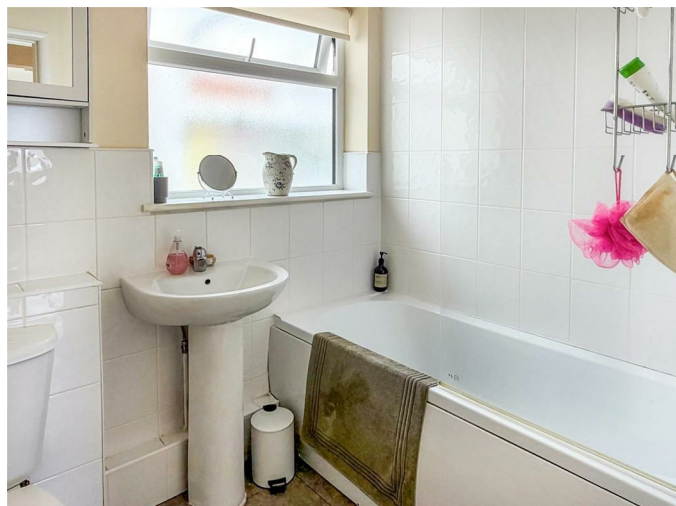


The lounge has a window to the rear overlooking the rear garden and with views beyond, coved ceiling, wooden fireplace with tiled hearth and a radiator.

Additional Photo



Bathroom 6'10" x 5'10" (2.10 x 1.78m)



With a window to the front, panelled bath with shower over, W/C, wash hand basin, part tiled walls, vinyl flooring and a radiator.

Bedroom Two 10'2" x 10'0" (3.10 x 3.06m)



Currently used as a dining room, this versatile room has a window to the side, a radiator and a coved ceiling.

Bedroom Three 7'2" x 11'11" (2.20 x 3.64m)



A smaller bedroom with a window to the side and a radiator.

Bedroom One 10'1" x 11'11" (3.09 x 3.64m)



A generous double room with a window to the front overlooking the garden and a radiator.

Rear Garden



From the hallway, the garden is accessed via steps. It is bounded by hedge and is mainly laid to lawn

with borders planted with shrubs. There is a paved pathway and a semi-circular area ideal for sitting out enjoying the sunshine. A Path leads around the side of the property.

Additional Photo



To the Side of the Property

There is a further small lawned area and the oil tank is housed here.

Front Garden



The front garden is ideal for those looking for low maintenance. A concrete path leads down the steps to the front door. There are areas of late chippings, a perfect place to keep some potted plants to add a pop of colour. There is a small lockable outhouse cupboard adjacent to the utility room.

Views



Garage & Parking



There is parking for one vehicle and a single garage with power and lighting.

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 Shropshire County Council and we believe the property to be in Band B.

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

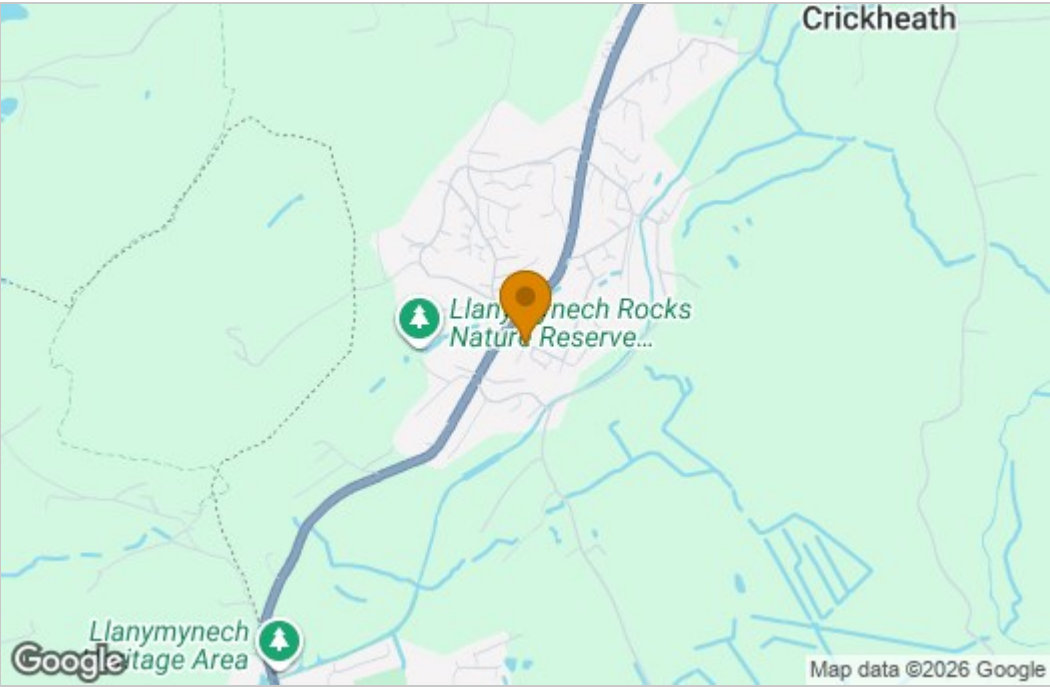
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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

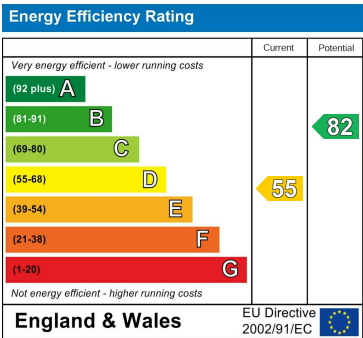
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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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