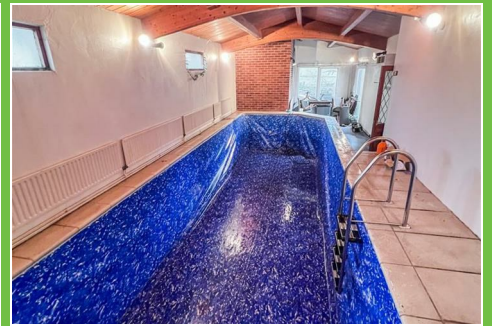


# Town & Country

Estate & Letting Agents



**Afon Y Gan , Penybontfawr, SY10 0NT**

**Offers In The Region Of £370,000**

Nestled in the picturesque village of Penybontfawr, this charming detached house offers a delightful blend of comfort and versatility. Spanning an impressive 1,496 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With two well-proportioned bedrooms and a large bathroom, this home is ideal for small families or those seeking a peaceful retreat. Built in 1990, the house has been thoughtfully designed to maximise space and functionality. One of its standout features is the indoor swimming pool, providing a unique opportunity for leisure and fitness all year round. The large gardens surrounding the property offer a serene outdoor space, ideal for enjoying the beautiful rural location and the stunning views over the fields to the rear.

For those with multiple vehicles, the property includes ample parking for up to eight vehicles, along with a double garage, ensuring convenience and security. The versatile accommodation allows for various living arrangements, making it suitable for a range of lifestyles. This home is not just a property; it is a lifestyle choice, offering a tranquil escape from the hustle and bustle of everyday life. With its idyllic setting and generous space, this house in Penybontfawr is a rare find and presents an excellent opportunity for anyone looking to embrace the charm of rural living.

## 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. At the fork in the road just after the public house bear left signposted Lake Vyrnwy and the property can be found on the left hand side after approximately 100 metres.

## Accommodation Comprises

### Hallway



The hallway has a door to the front and a glazed side panel, stairs lead off to the first floor accommodation, parquet style vinyl flooring, radiator, wall lighting, radiator and doors leading to the lounge, cloakroom and kitchen.

### Lounge 11'4" x 20'10" (3.46m x 6.36m )



A good sized dual aspect room having two windows to the side, bay window to the front, radiator, wall lighting, focal fireplace with a log burner inset and French doors leading to the rear garden.

## Additional Photo



### Kitchen/ Dining Room 11'3" x 17'3" (3.44m x 5.28m )



Another good space for entertaining having a window to the front and a window to the rear overlooking the gardens. Fitted with a range of base and wall units with work surfaces over, an eye level electric over and a ceramic hob with extractor fan over, part tiled walls, single bowl sink with a mixer tap over, tiled flooring and part tiled walls. A door leads through to the utility.

### Additional Photo



### Additional Photo



### Additional Photo



### Utility 14'2" x 8'6" (4.33m x 2.6m )

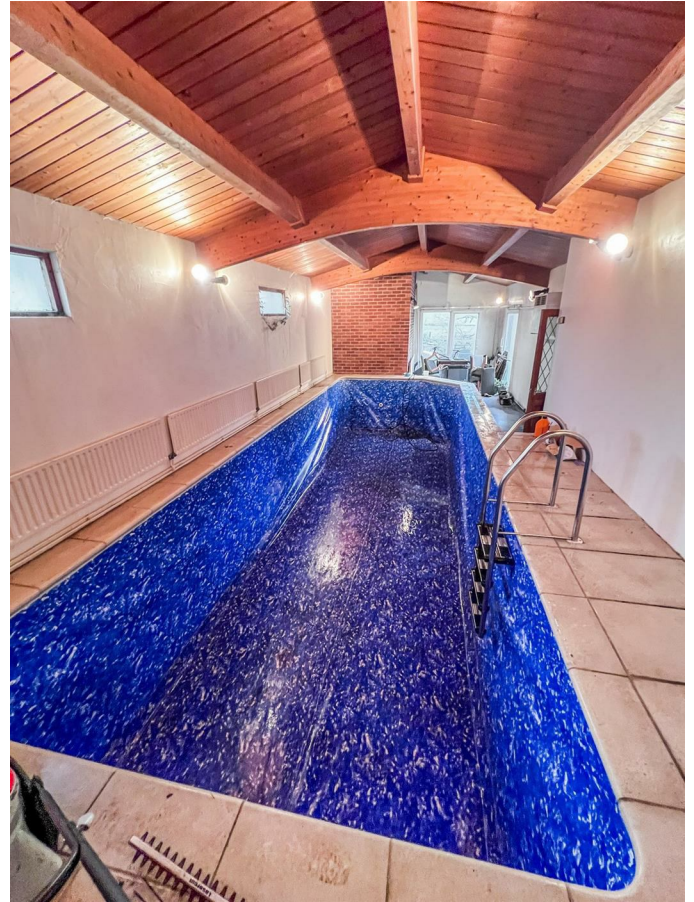
The utility has a tiled floor, a part glazed door to the rear and side panels, fitted base and wall units, stainless steel one and a half bowl sink with mixer tap, plumbing for a washing machine, tiled floor and

part tiled walls. A door leads to the pool room and rear lobby area.

### Lobby 9'2" x 10'1" (2.80m x 3.09m )

A versatile space having a door leading out to the front, a radiator and door leading through to the garage.

### Indoor Swimming Pool 14'4" x 41'4" (4.37m x 12.61m )



A fantastic feature of this unique home with two windows to the rear, radiators, swimming pool and French doors opening onto the garden.

### Double Garage 22'8" x 16'0" (6.93m x 4.88m)



The double garage has an electric roller style door, eaves storage, power and lighting.

## To The First Floor



The large first floor landing has a radiator and windows to the front and the rear with great views. Doors lead to the bedrooms and the bathroom.

## Bedroom One 17'3" x 11'3" (5.27m x 3.43m)



A large double bedroom having the capability to be split into two bedrooms. With windows to the front and the rear with great far reaching views, built in wardrobes and a radiator.

## Bedroom Two 11'3" x 10'4" (3.45m x 3.17m)



The second bedroom is also a great size with a window to the front and side with good views, wash hand basin and a radiator.

## Family Bathroom 11'3" x 9'8" (3.44m x 2.96m)



The family bathroom offers lots of space and has a window to the rear with views, shower cubicle, panelled bath, wash hand basin, low level w.c., radiator, vinyl flooring, fully tiled walls and an airing cupboard with the hot water tank.

## To The Outside



The property is approached from the lane onto the large gated driveway.

## Front Gardens

The driveway offers parking for several vehicles and leads up to the property and the double garage. The garden is lawned and shrubbed with stone wall boundaries. A gate at the side leads to the rear garden. A covered porch area leads to the front door of the property.

## Views To The Front



## Rear Gardens



The rear gardens are another great feature of this property having a block paved patio across the rear ideal for sitting out and relaxing. The extensive lawns extend down to the stream at the bottom of the garden with greenhouse and shrubbed flower beds. The gardens back onto open fields and mountains creating a great backdrop.

## 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.

## 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 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## Additional Information

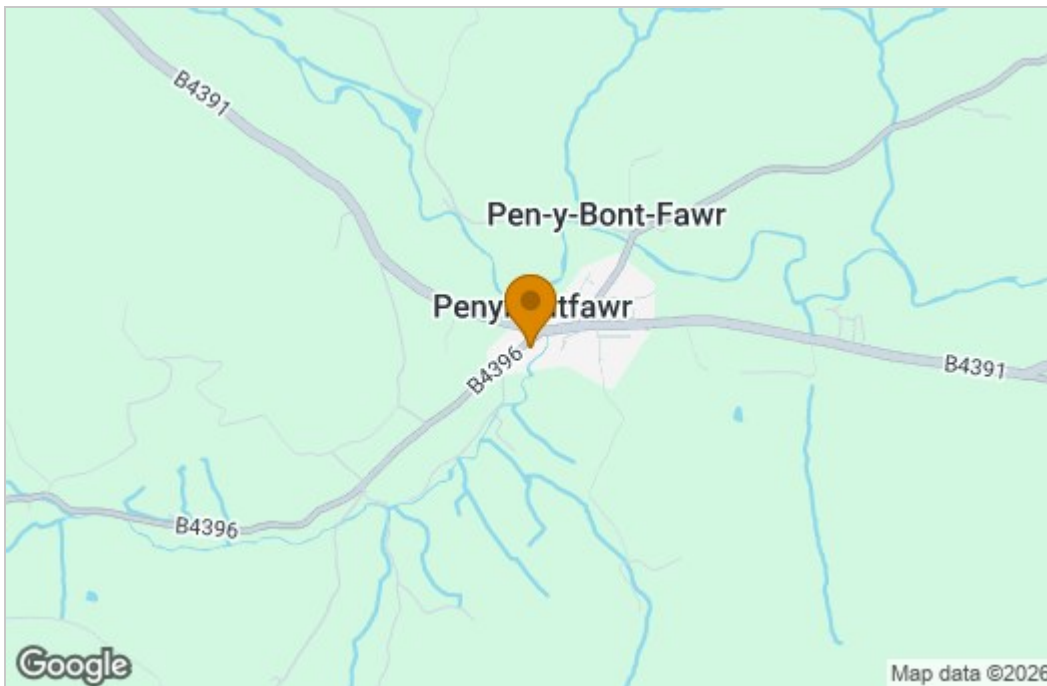
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 most

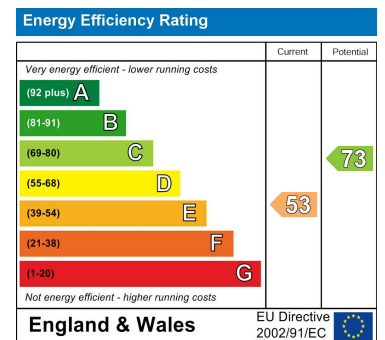
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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