

Halls 1845



TEGFAN PENYBONTFAWR

OSWESTRY | SY10 0NZ



A particularly well-positioned two-bedroom detached bungalow enjoying generous and versatile living accommodation, attractive established gardens, extensive parking and a substantial attached garage, all set within the picturesque village of Penybontfawr amidst the stunning scenery of the Tanat Valley.

Offers in the region of £254,000



- Spacious Detached Bungalow
- Two Generous Double Bedrooms
- Conservatory and Spacious Living Room
- Versatile Living Accommodation
- Superb Far-Reaching Countryside Views
- Driveway, Carport and Large Attached Garage

DESCRIPTION

Halls are delighted with instructions to offer Tegfan in Penybontfawr for sale by private treaty.

Tegfan is a well-proportioned detached bungalow offering spacious and adaptable single-storey living accommodation, complemented by attractive gardens, excellent parking provision and a substantial attached garage.

Occupying an elevated position on the edge of the sought-after village of Penybontfawr, the property enjoys far-reaching views across the surrounding countryside and provides an excellent opportunity for those seeking a peaceful rural lifestyle without compromising on accessibility to nearby amenities.

SITUATION

Tegfan occupies a delightful rural position near the village of Penybontfawr within the stunning Tanat Valley, an area renowned for its beautiful scenery, walking routes and outdoor pursuits.

The nearby village offers a range of local amenities together with a strong community atmosphere, whilst the larger market town of Oswestry provides a wider selection of shopping, schooling and leisure facilities.



SCHOOLING

The property is conveniently situated within easy reach of a number of well-regarded local educational facilities, including Ysgol Pennant, which provides primary education within the village. Further schooling options can be found nearby at Ysgol Llanrhaeadr-ym-Mochnant, Llanarmon Dyffryn Ceiriog School, Ysgol Bro Cynllaith, Llanfechain C.I.W. School, and Ysgol Llanfyllin, which offers education from primary through to secondary level.

THE PROPERTY

The welcoming entrance hall provides access to all principal rooms, creating a practical and well-balanced layout throughout the property. The generously proportioned living room enjoys a pleasant outlook over the surrounding countryside and centres around an attractive open fireplace, creating a comfortable and inviting reception space well suited to both everyday living and entertaining.

The adjoining kitchen is fitted with a range of units, ample work surfaces and space for appliances, with a useful door leading through to the attached garage. A conservatory extends from the hallway, providing a bright and versatile additional reception area with direct access to the front garden.

The accommodation further comprises two generously proportioned double bedrooms, both benefiting from fitted wardrobes. Both bedrooms are served by the family bathroom fitted with a walk-in shower.



OUTSIDE

The property is approached via a generous driveway providing ample off-road parking and access to the attached garage and carport. The substantial attached garage benefits from power and an internal water supply, making it equally suited for storage, workshop use or a variety of hobbies.

The gardens are a particular feature, being predominantly laid to lawn and bordered by established hedging, creating an attractive and private setting. A paved seating terrace enjoys delightful views across the gardens and surrounding countryside, offering an ideal space for outdoor dining and entertaining.

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DIRECTIONS

Leave Oswestry via the A483 towards Welshpool before turning onto the A495 signposted Llansilin and Lake Vyrnwy. Continue through Llangedwyn and proceed towards Penybontfawr. Just before entering the village, Tegfan will be situated on the left-hand side, occupying an elevated position and enjoying far-reaching countryside views. The property will be identified by a Halls "For Sale" board.

SERVICES

We are advised that the property benefits from mains water, drainage and electric. The heating is oil fired.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX

The property is shown as being within council tax band 'D' on the local authority register.



TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

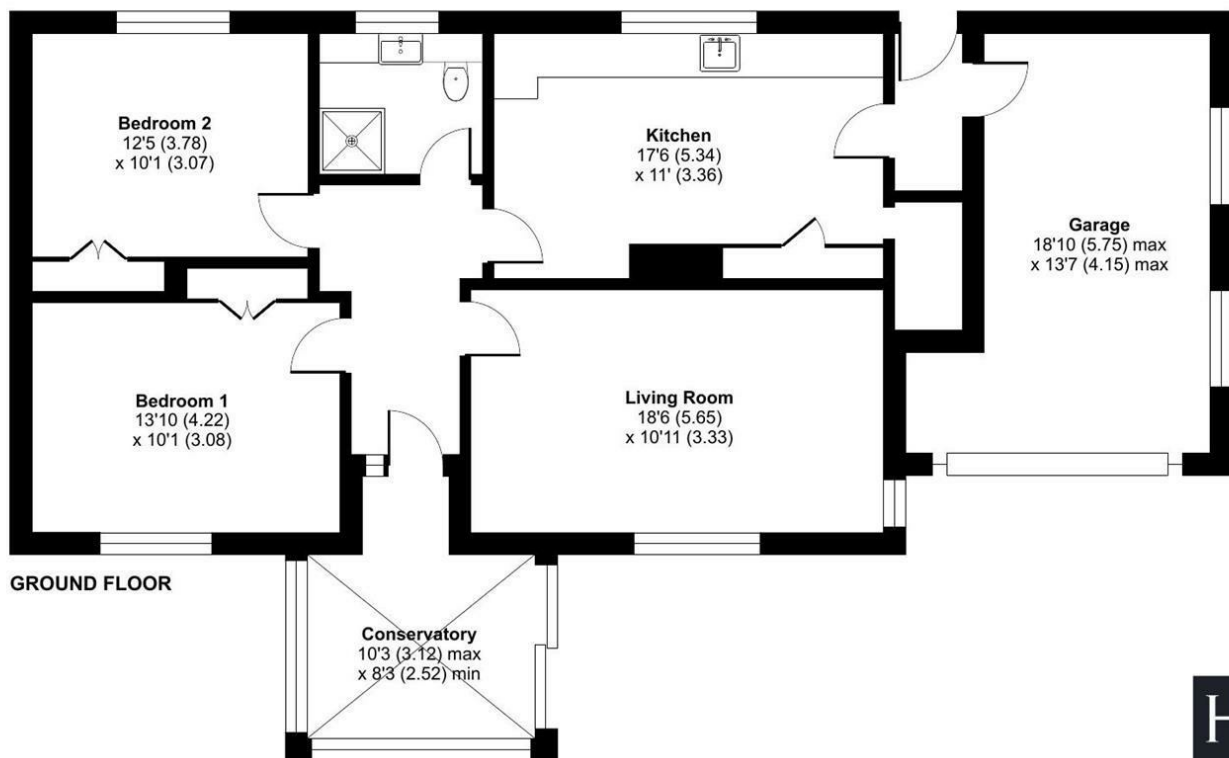
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.



Approximate Area = 1000 sq ft / 92.9 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1207 sq ft / 112.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1503485



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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