



FOR SALE

Chain Free £375,000

Glaslyn, Pen-y-bont,
Oswestry, SY10 9JQ

An executive detached country home with splendid unspoilt country views and offering spacious, adaptable accommodation. South Easterly facing to the rear, located in the heart of the picturesque Tanat Valley yet lying between two towns. Hall, Cloakroom, Lounge, Sun Room, Play Room/Office, Kitchen Dining Room, Utility, First Floor, Two Master Suites with Ensuites and Balconies, Two further Bedrooms, Bathroom, Gardens, Double Garage, Parking.



Oswestry (6.5 Miles) Welshpool (13 Miles) Shrewsbury (21 Miles)
All Distances Approximate



- **South Facing Detached Home**
- **Spacious Accommodation**
- **In Heart of Tanat Valley**
- **Oil Fired Central Heating**
- **Double Glazing Throughout**
- **Must See To Appreciate**

LOCATION

At first glance, Glaslyn appears to be a conventional, well proportioned country residence, with its traditional design complementing the surrounding countryside. However, the rear features a stunning Sunroom and Balcony which takes advantage of the glorious unspoilt countryside.

The Tanat Valley offers the best of the British Countryside, being one of the least densely populated areas in the country. In the heart of the Tanat Valley, Pen Y Bont is a pretty hamlet located 6.5 miles from the bustling market town of Oswestry. Set in a breathtaking rural landscape, it offers traditional country pursuits including equestrian, field sports and of course, the local inn: a quintessential village pub offering excellent local ales.

The nearby market town of Oswestry provides all the amenities essential to modern life including traditional shops offering local produce, as well as High Street names, supermarkets, and private and state schools. Road communications are excellent, with Shrewsbury and Telford and Chester and motorway network links to Birmingham and London.

DIRECTIONS

From Oswestry take the A483 towards Welshpool at the Llynclys cross roads turn right signed Llansantffraid.

Proceed along here for approx 5 miles until you reach Penybont, turn left signposted 'Llansantffraid', then take your next left where you will see the property in front of you down a private drive.

COVERED ENTRANCE PORCH

With timber and glazed door leading into:

RECEPTION HALL

With double glazed window to front elevation, radiator, under stairs cupboard providing useful storage space, staircase leading to the First Floor Landing.

CLOAKROOM

Affording a two piece suite in white comprising a dual and low flush WC and wash hand basin, double glazed window to the front elevation, radiator.

OPEN PLAN KITCHEN / DINING ROOM / FAMILY ROOM

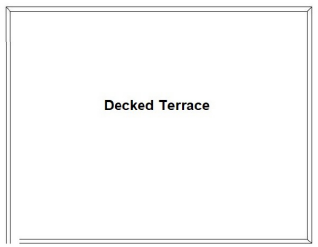
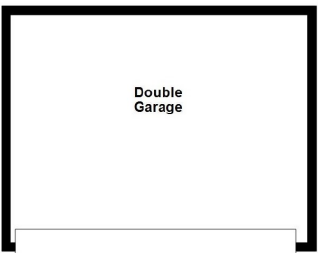
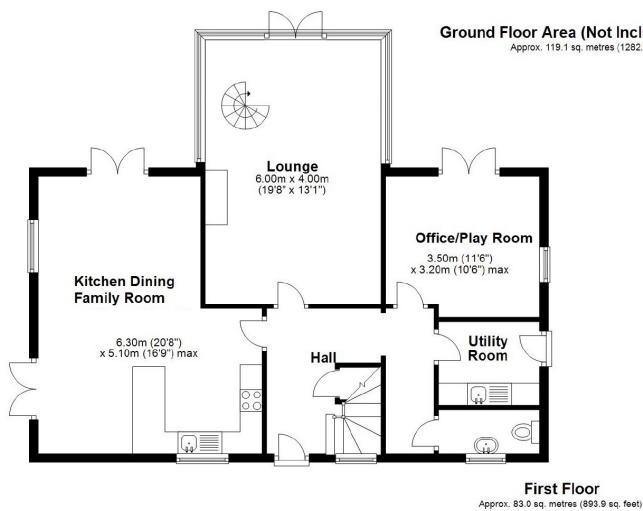
20'8" x 16'9" max (6.30m x 5.10m max)

Kitchen Area - Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with granite worktops over, inset one and a half bowl stainless steel sink with mixer tap over, integrated dishwasher, integrated fridge, integrated freezer, integrated double oven and grill with four ring induction hob over and stainless steel extractor hood above, double glazed window to the front elevation, ceramic tiled floor, recessed spotlighting to ceiling, breakfast bar area.

Dining and Family Area - With double glazed French doors to side and rear elevations, double glazed window to side elevation, radiators.

UTILITY ROOM

With base units providing cupboard storage space with worktops over and tiled splashbacks, space and



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



plumbing for automatic for washing machine, stainless steel sink unit, floor mounted oil fired boiler serving domestic hot water and central heating needs, ceramic tiled floor, radiator, door to the side elevation.

LOUNGE

19'8" x 13'1" (6.00m x 4.00m)

A light and bright room triple aspect with double glazed French doors leading out to rear garden and paved patio area, double glazed windows to both side elevations, feature wall hung electric fire, spiral staircase leading to Sun Room.

FIRST FLOOR SUN ROOM

13'5" x 9'6" (4.10m x 2.90m)

Accessed via a spiral staircase this room provides a seating area with outstanding views over the countryside and valley, double glazed elevations, double glazed doors leading out to balcony.

STUDY/PLAY ROOM

11'6" x 10'6" max (3.50m x 3.20m max)

A dual aspect room with double glazed French doors leading out to the garden and paved patio area and double glazed window to side elevation, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder and with useful linen shelving, entrance hatch to attic area, double glazed window to front elevation, radiator.

MASTER SUITE ONE

16'9" x 9'2" (5.10m x 2.80m)

A dual aspect room with double glazed doors leading out onto the balcony with fantastic views over the



countryside and double glazed window to side elevation, recessed double wardrobe providing a good amount of hanging and storage space, radiator, door through to:-

ENSUITE

Providing a three piece suite in white comprising a dual and low flush WC, pedestal wash hand basin, double shower unit housing mixer shower with glazed door, chrome heated towel rail, obscure double glazed window to side elevation, ceramic tiled floor.

BALCONY

Enjoying splendid views of the open countryside.

MASTER SUITE TWO

16'9" x 9'2" (5.10m x 2.80m)

With double glazed doors leading out onto the balcony with fantastic views over the countryside, recessed double wardrobe providing a good amount of hanging and storage space, radiator, door through to:-

ENSUITE

Providing a three piece suite in white comprising a dual and low flush WC, pedestal wash hand basin, double shower unit housing mixer shower with glazed door, chrome heated towel rail, obscure double glazed window to side elevation, ceramic tiled floor.

BALCONY

Enjoying splendid views of the open countryside.

BEDROOM THREE

10'6" x 7'3" (3.20m x 2.20m)



A dual aspect room with double glazed windows to front and side elevations, radiator.

BEDROOM FOUR

10'10" x 7'3" (3.30m x 2.20m)

With double glazed window to front elevation, radiator.

FAMILY BATHROOM

Comprising a three piece suite in white comprising a dual and low flush WC, pedestal wash hand basin, bath, half tiled walls, double glazed window to front elevation, ceramic tiled floor, chrome heated towel rail.

GARDENS AND GROUNDS

From the lane level five bar farm gates lead to the parking forecourt and to the front of the garage. Access is provided to the rear of the garage where the oil tank is located. A path leads to the front of the property, to the Covered Entrance Porch and paths extend around to the rear. The front garden is laid to lawn for ease of maintenance. The rear gardens are a notable feature of the property being South Facing and overlooking open countryside. There are various outside sitting and dining areas which are complemented by a large decked terrace which again takes advantage of the views.

DOUBLE GARAGE

18'8" x 19'4" (5.70m x 5.90m)

With up and over door to front elevation, window and door to rear elevation.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys.
TEL: (01938) 552828.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is freehold, confirmation of this should be sought by the prospective purchasers solicitor.

FOR SALE

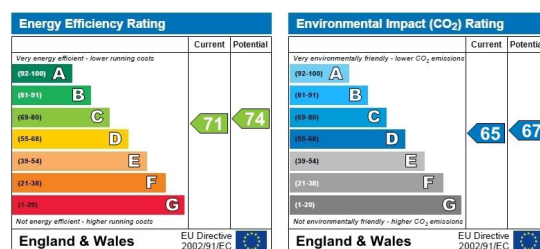
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
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