





Charon Rhiew Revel Lane, Pant, Oswestry, SY10 8JU
Offers Over £300,000

Charon is a three bedroom detached bungalow offering spacious living accommodation and being situated in a popular residential area in the semi rural village of Pant. In brief the accommodation affords porch, entrance hall, living room, dining room, kitchen and sun room. There are three bedrooms and wet room. The current owner extended into the attic space to offer further accommodation to include bedroom with en-suite, spacious landing and shower room. Externally there is a garage, driveway and wrap around gardens.



LOCATION

Charon, Rhiew Revel Lane is located in the village of Pant, near Oswestry in Shropshire, England. This area is known for its picturesque countryside and proximity to the Welsh border. Pant is a charming village that offers a peaceful rural lifestyle while still being close to essential amenities. The village has a general store, a primary school, churches, and a pub. For more extensive shopping and services, the market town of Oswestry is just a short drive away. Oswestry provides a variety of shops, restaurants, and recreational facilities, as well as the Gobowen railway station, which has connections to Shrewsbury, Chester, and London.

PORCH

4'10" x 3'11" (1.49 x 1.2)

Through uPVC front door, and uPVC windows to the front, tiled floor, ceiling light and open stone wall to one side. UPVC door into the hallway.

HALLWAY

8'2" x 5'10" (2.51 x 1.78)

Light and open hallway with access to kitchen, living room, bathroom and all downstairs bedrooms. Including two storage cupboards, wooden flooring, ceiling light and radiator. Stairs rising to the attic rooms.

KITCHEN

10'4" x 8'9" (3.15 x 2.69)

Range of fitted Oak wall and base units with work surface over. Inset sink with mixer tap and draining board, integrated cooker, microwave and dishwasher and a gas hob with an extractor fan above. Part tiled walls through the kitchen and tiled floors. Access for the hallway, sunroom and dining room. Including a double glazed UPVC window and door to the rear, and ceiling light.

DINING ROOM

7'10" x 9'10" (2.4 x 3.01)

A very open and light dining room with open access to the kitchen and door to the living room with two UPVC double glazed windows. Tiled flooring with one pendant light and radiator.

LIVING ROOM

12'1" x 16'4" (3.7 x 4.98)

Light and airy living room with two windows facing the side and front of the property overlooking the gardens. An electric fire with surround, wood effect flooring, radiators, two wall lights and matching pendant light on ceiling. Access to dining room and hallway.

SUNROOM

10'11" x 5'0" (3.33 x 1.54)

Sunroom facing the rear of the garden with access to the garden and kitchen. Windows all facing the garden with one wall of the exterior bricks of the property. Laminated flooring.

BEDROOM ONE

10'0" x 12'7" (3.05 x 3.84)

Double room with fitted wardrobes and cupboards, uPVC window to the front of the property and radiator below. Ceiling light, spot lights below wall units and door into hallway.

BEDROOM TWO

9'11" x 9'10" (3.03 x 3)

Double room with a uPVC window facing the rear of the property. Ceiling light, radiator, wooden laminated flooring and access to hallway.

BEDROOM THREE

7'6" x 9'5" (2.31 x 2.88)

A single bed room with uPVC window to the front of the property and radiator below. Ceiling light and access into hallway.

WETROOM

6'3" x 6'6" (1.91 x 1.99)

Water tight flooring with drain for shower. Toilet- suitable with limited mobility with control flushing, dryer and freshener. Sink and electric shower with curtain rail. Tiled walls and light up mirror attached. Ceiling light and misted uPVC double glazed window to rear.

FIRST FLOOR

The space on the first floor would be ideal for separate accommodation of a carer/family members.

LOFT SPACE

9'10" x 9'11" (3 x 3.03)

Room used previously as a bedroom for overnight guests with private access to a bathroom. Carpeted flooring with a Velux window for light along with two storage cupboards and a radiator.

BATHROOM SPACE

7'4" x 4'8" (2.26 x 1.43)

White suite comprising low level WC, sink and panelled bath. Tiled flooring with part tiled walls. Ceiling light and a Vleux for natural lighting.

LOFT SPACE

8'0" x 4'9" & 8'9" x 9'11" (2.44 x 1.45 & 2.67 x 3.04)

Spacious landing space with storage cupboard and eaves space. Radiator and natural light through Velux in ceiling with spot lights.

SHOWER SPACE

6'3" x 6'6" (1.92 x 1.99)

Enclosed shower with sliding glass door, tiled flooring, heated towel rail, Velux and ceiling light.

EXTERNAL**GARAGE**

With electric door opening onto the drive way and pedestrian door to the rear. Power and lighting.

GARDENS

Wrap around gardens mainly laid to lawn with patio area. With access to the front of the property, garage and ramp and rale to sunroom. Wooden fencing panels along the back. Garden has a variety of shrubs, trees and bushes with garden shed and potting area.

AGENCY NOTE (Paragraph)**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 16 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps. Mobile Service: Limited and Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

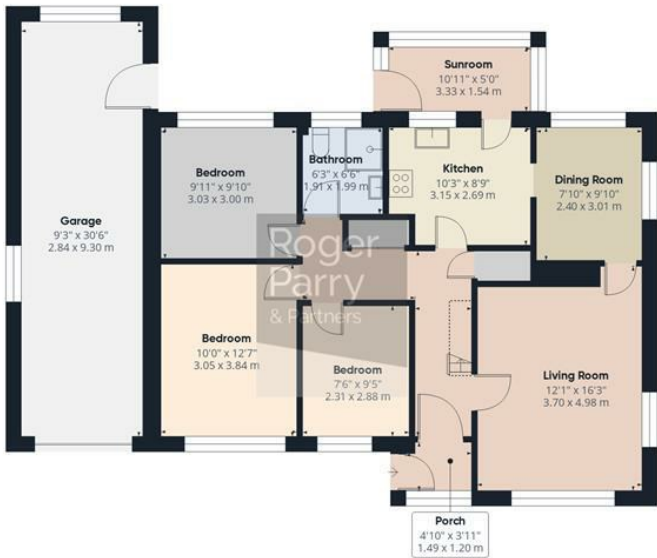
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1462 ft²
135.8 m²

Reduced headroom

94 ft²
8.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority: Shropshire

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the Welshpool road, proceeding through Llynclys and continue through Pant, taking the last left onto Rhiew Revel Lane. Continue down the lane, take the right turning into Rhiw Refail cul-de-sac and the property is on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.