



Roger  
Parry  
& Partners

Cyndor, Rhiew Revel Lane, Pant, Oswestry,  
SY10 8JU



**Cyndor, Rhiew Revel Lane, Pant, Oswestry, SY10 8JU**  
**Price Guide £325,000**

**GUIDE PRICE £325,000 TO £350,000**

A beautiful extended and upgraded detached bungalow offering outstanding views towards the Welsh and Shropshire Hills, set within an elevated position and semi rural location. In brief the property offers entrance hall, living room and sun room, kitchen/diner, principle bedroom with ensuite, second bedroom and family bathroom and loft room. Externally there is a garage, parking and turning area, rear and side gardens and a balcony to take in the beautiful setting.



**SUMMARY**

A delightful Bungalow situated in a sought after village location offering stunning far reaching views over the Shropshire Plains. The property has previously had planning permission, reference; 19/00435/FUL - for a second floor to be added to make this a four bedroom detached house.

**LOCATION**

Situated in a quiet Cul-de-Sac the property offers both privacy and far reaching views and is located in the popular village of Pant on the English/Welsh border close to local amenities. Pant is situated along the A483 making it an ideal commuter location approximately 15 miles west of Shrewsbury and 4 miles from the market town of Oswestry. Within the village there are a good range of local amenities including a primary school, public house's, a village shop, post office and approximately 1 mile further on in Llanymynech there are further public houses and shops and a popular Golf Course and Nature Reserve close by. Good travel links to Oswestry (5 miles) and Welshpool ( 10 miles). Gobowen railway station (8 miles) provides links with Chester, North Wales, Shrewsbury and Birmingham.

**ENTRANCE**

Through PVC front door, Parque flooring, radiator, built in storage cupboard, ceiling light and doors off too;

**LIVING ROOM**

20 x 12'1 (6.10m x 3.68m)

Light and airy room with uPVC windows to the front and rear elevations with beautiful views, continuation of Parque flooring, wood burner with fire surround, two tall radiators, wall and ceiling light, and opening into;

**SUN ROOM**

10'05 x 9'08 (3.18m x 2.95m)

A beautiful addition to this bungalow with sliding doors onto the rear balcony, window to the side and rear, laminate floor, radiator, and spot lighting.

**KITCHEN/DINER**

15'4 x 9'07 (4.67m x 2.92m )

Modern kitchen fitted with a range of wall and base units with Granite work surfaces over, inset sink with mixer tap and drainer, integrated oven and grill, integrated four ring hob with extractor hood over, integrated dishwasher, and integral fridge/freezer. UPVC door and window to the rear overlooking to gardens and beyond, part tiled walls, wood effect flooring, and radiator.

**BEDROOM ONE**

18'1 x 9 (5.51m x 2.74m)

Double room which has been extended to have a sitting area with sliding doors onto the balcony. Ceiling light, radiator and TV point. Door into;

**ENSUITE**

6'05 x 3'5 (1.96m x 1.04m)

Enclosed shower cubicle, WC and vanity unit with wash hand basin. Heated towel rail, tiled flooring and walls, window to the rear, spot lighting and extractor fan.

**BEDROOM TWO**

10 x 8'5 (3.05m x 2.57m)

Measurements to include wardrobes.

Double room with mirrored wardrobes ( the owner may take these ), window to the front, ceiling light and radiator.

**BATHROOM**

8 x 4'9 (2.44m x 1.45m)

Modern suite comprising panelled bath with shower over, WC, and wash hand basin. UPVC window to the rear, tiled floor and walls, heated towel rail, extractor fan and spot lighting.

**LOFT ROOM**

14'4 x 9'04 (4.37m x 2.84m)

There are pull down ladders leading to the loft room, there is a window to the side, radiator and light. There is a small door giving access into the loft area which is part boarded measuring 19'7 x 9'04

**EXTERNAL****GARAGE**

19'3 x 7'06 (5.87m x 2.29m)

Multi functional room with pedestrian UPVC doors to the front and rear, uPVC window to the front and side, wall and base units with inset sink and drainer, office/hobby area, ceiling light, and floor mounted Worcester boiler.

**FRONT**

To the front of the property there is a long driveway leading to a turning point and parking area.

**REAR**

There is a balcony area for sitting and taking in the beautiful open countryside, lawned garden area to the side leading to the rear garden which has been planted with a variety of stunning plants and shrubbery and pathway around.

**GENERAL NOTES****TENURE**

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

**FIXTURE AND FITTINGS**

The owners are open to selling separately some fixtures and fittings and items of furniture, such as the sofas, beds etc

Light fittings and shades to be included.

**SERVICES**

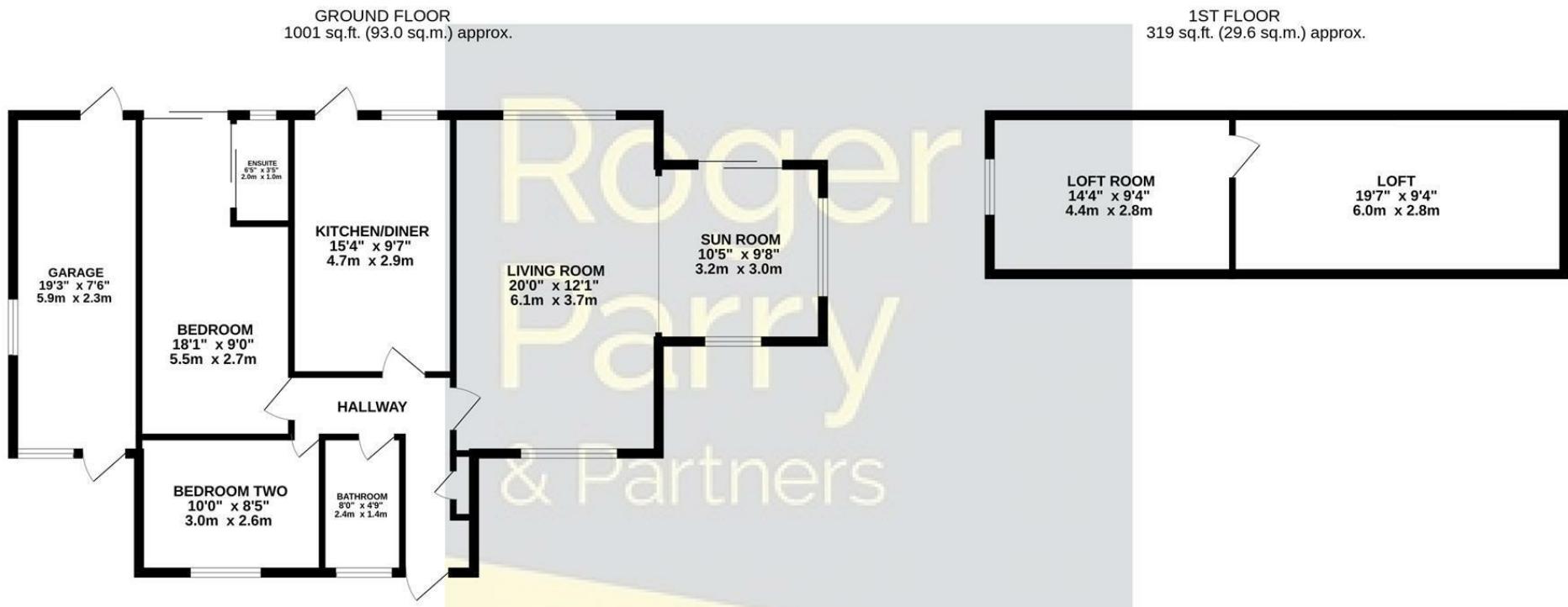
We are advised that mains electric with solar panels, oil central heating, mains drainage and mains water. We would recommend this is verified during pre-contract enquiries. Broadband Download Speed: Standard 16 Mbps & Superfast 80 Mbps. Mobile Service outdoor is Likely.

FLOOD RISK: Very Low.

**COUNCIL TAX BANDING**

We understand the council tax band is C with Shropshire county council. We would recommend this is confirmed during pre-contact enquiries.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:** Shropshire

**Council Tax Band:** C

**EPC Rating:** TBC

**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 the second on the left. Entered by a long driveway.

#### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 23 Church Street, Oswestry,  
Shropshire, SY11 2SU  
[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334

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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.