



The Hollies, Old Station Yard, Pen-Y-Bont

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# The Hollies (Plot 2) Old Station Yard Pen-Y-Bont SY10 9JH

An attractive brand new four bedroom detached home with far reaching country views

Oswestry 7 miles, Welshpool 12 miles,  
Shrewsbury 21 miles, Chester 35 miles,  
Barmouth 51, Aberdovey 52 miles

Kitchen/dining room | Sitting room | Utility room  
Study | Log burner | Downstairs cloakroom  
4 Bedrooms | En suite | Family bathroom  
Underfloor heating to ground floor | Home  
sprinkler system | Galleried landing | Double  
garage | Driveway | Garden | Countryside and  
hill views | EPC Rating TBC

## The property

The Hollies has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property which has accommodation over two floors benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, home sprinkler system, well equipped kitchen/dining room, stylish bathroom and en suite and double width garage.

Approached by an attractive oak framed porch the welcoming entrance hall leads to the sitting room, kitchen/dining room, study and cloakroom, an oak staircase with black metal spindles with an under stairs storage cupboard leads to the first floor. The well-equipped kitchen area with tiled floor offers a range of wall and floor units with Belfast style sink, the eye catching quartz work tops incorporates a breakfast bar. The modern appliances consist of a Rangemaster induction cooker with extractor fan above, Bosch dishwasher, upright Bosch fridge/freezer and wine cooler. The dining area which has the same tiled flooring has double

opening doors which lead to the rear garden, ideal for entertaining and alfresco dining. The separate double aspect utility room, which is adjacent to the kitchen benefits from tiled flooring, quartz work tops with cupboard units under and additional appliance space. There is a cupboard which houses the gas boiler and door which gives access to the rear garden. The triple aspect sitting room has an attractive inset fireplace with log burner, tiled surround and oak mantle, double opening doors lead to the rear garden.

On the first floor there are four bedrooms and a stylish family bathroom all accessed from the galleried landing. The double aspect principal bedroom with far reaching country views benefits from built in wardrobes with double opening doors. The three piece en suite has a full width shower, wash hand basin with cupboard under, heated towel rail, tiled floor and stylish circular LED mirror. Bedrooms two and four also enjoy hillside views to the rear. The three piece family bathroom comprises of a bath incorporating a shower, wash hand basin with drawer under, tiled floor, heated towel rail and LED mirror.





## Outside

The rear garden which is enclosed by both hedging and fencing measures approximately 30 metres (max) wide by 11.3 metres max in depth is mainly laid to lawn and has a full width paved patio, outside power and lighting, outside tap and water butt. Pathways lead from both sides of the property giving side access to front. The rear garden boasts wonderful far reaching views towards the countryside and hills.

The Hollies is approached by a gravelled driveway giving parking for numerous vehicles and is complemented by a double width garage with two up and over electric doors, the garage has eaves storage space, power and light and personal door to rear garden. The front garden is mainly laid to lawn and is partially enclosed by attractive estate style fencing, a paved pathway leads to the front door with outside courtesy lighting.

## Location

The Hollies is located within the village of Pen-Y-Bont, which is surrounded by beautiful countryside and benefits from its own local pub, the Pen-Y-Bont Inn. Local amenities can be found at Llansantffraid (2.5 miles) whilst further shopping and leisure facilities are available within the Market Towns of Oswestry and Welshpool, the County Town of Shrewsbury and the historic City of Chester.

Schooling is excellent both in the state and private sector, with schools worthy of particular note including the preparatory school Packwood Haugh, Oswestry School, Moreton School for Girls and Ellesmere College. Local primary schools are also available at Trefonen, Pant and Morda. Access to the commuter routes are excellent with the A5 linking north to Wrexham and Chester and on to Liverpool and Manchester. To the south-east the A5 links via Shrewsbury to the M54 which leads to the West Midland conurbation and the national motorway network beyond. Gobowen train station is about 8 miles away.



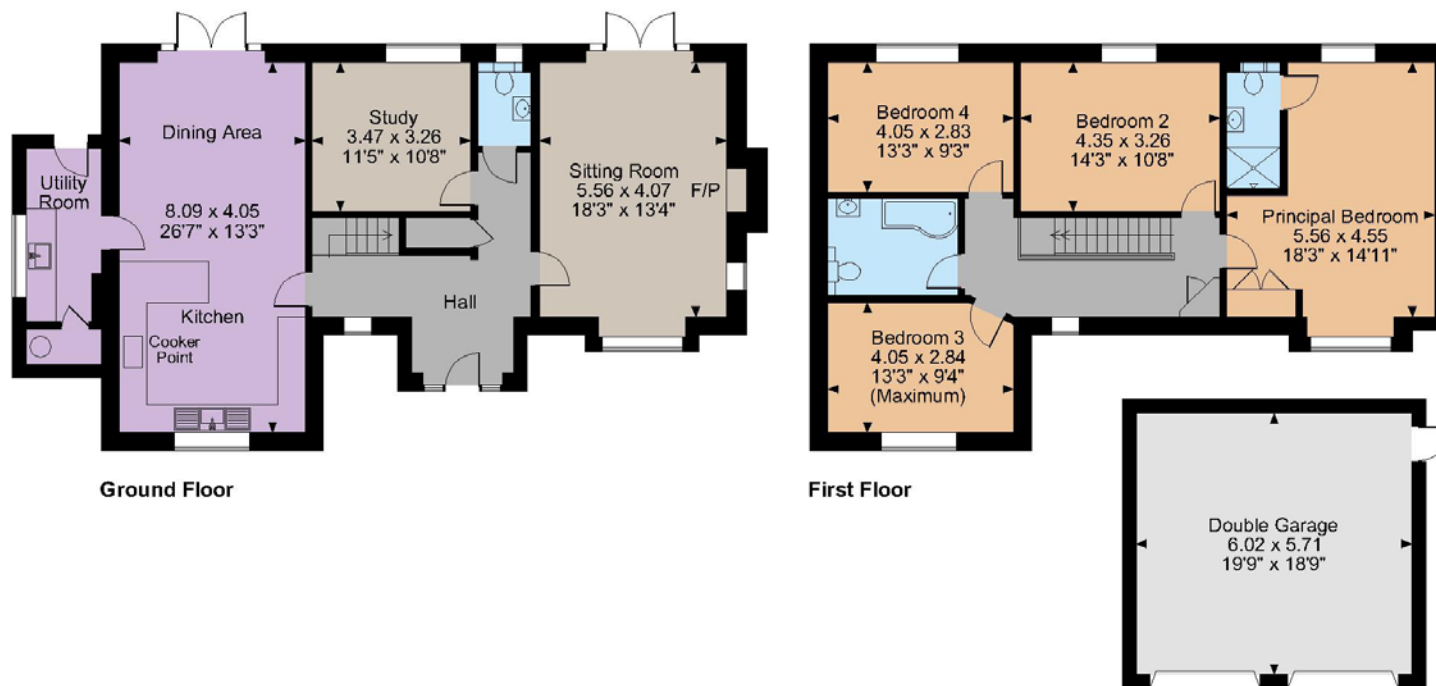
## Floorplans

House internal area 1,958 sq ft (182 sq m)

Garage internal area 370 sq ft (34 sq m)

For identification purposes only.

AGENTS NOTE: The floor layouts for Plot 4, Valley View and Plot 5, The Swallows are handed



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

Follow Sat Nav to SY10 9JH

What3words pods.skater.mull

## General

**Authority:** Powys Council

**Services:** Mains water and Water Treatment Plant (shared). Mains electricity, LPG gas. The property has its own individual LPG tank.

**Council Tax:** Unallocated

**Tenure:** Freehold

**Guide Price:** £650,000

**Warranty:** Advantage Structural Defects Warranty - 10 years.

**Management Company:** On completion of the sale of the final property the management company will be transferred to all five dwellings. Management fee to be confirmed, please consult your solicitor for verification.

**Agents Note:** The water treatment plant, which is located in the front garden of Plot 4, is shared with all 5 neighbouring properties. Access is granted for maintenance etc.

## Shrewsbury

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