



Rhosod, Affordable home, 1 Cae Bugail,  
Price £199,000

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# Rhosod Affordable home, 1 Cae Bugail

## Description

Cobb Amos are delighted to introduce this AFFORDABLE HOME which is being bespoke built and forms part of a development situated in the charming village of Beguildy on the Powys/Shropshire border, close to the village shop and a delightful village pub. The property will offer two bedrooms, open plan living, landscaped gardens and parking. CALL US TO CHECK YOUR ELIGIBILITY & ARRANGE A VIEWING.

- Detached new build
- AFFORDABLE HOME
- Living room, kitchen/dining room
- Two bedrooms
- Charcoal grey stained weatherboard
- High performance double glazed window system
- Village Location
- Air source heat pump

### Material Information

**Price** £199,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** New Build

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

This select development of just nine homes represents a superb opportunity to purchase a detached new build home, built to incorporate your own specification, situated in the heart of mid Wales with exceptional views towards Shropshire Hills. Traditionally styled under slate roofs with charcoal grey weatherboard and with oak framed porches this stunning collection of homes are anything but traditional under the skin, high performance double glazing, contemporary open plan accommodation, computer network cabling and kitchen.

PLEASE NOTE PHOTOS ARE FOR ILLUSTRATIVE PURPOSES FROM THE SHOW HOME (PLOT2)

## Within the homes

Plot 1 is a detached 1,005 sq. ft., two bedroom home featuring living room, kitchen/dining area with well appointed kitchen in addition to the entrance hall, utility and cloakroom. The first floor has two bedrooms and a bathroom.

Specification:

- \* UPVC double glazed windows and patio doors; \* Low maintenance UPVC facias/soffits
- \* Painted white throughout; \* White finish sockets and switches
- \* White skirting, architrave and doors \* Satin chrome effect ironmongery
- \* Computer network cabling pre-installed \* External lighting-motion sensor
- \* TV points to living room and all bedrooms \* BT point to living room and behind main TV position

Kitchen

- \* Choice of standard kitchen door fronts with composite worktops with upgrade options \* Eye level double oven
- \* Fully integrated dishwasher
- \* Plumbing for washing machine
- \* Pre-installed wiring for under pelmet lighting to kitchen units

Bathrooms

- \* Full height tiling to shower enclosures \* White contemporary bathroom suites and fittings
- \* Chrome finish towel rails to bathrooms and en-suites \* Shaver socket to bathroom and en-suite
- \* Recessed LED low energy down lights

Outside

- \* External tap \* Electric Car Charging Point
- \* Single row of paving to the rear with seeded lawn

## Affordable Home Criteria

This 2 bedroom home is available to those that comply with the Section 106 planning permission. Eligible applicants will require a local community connection to the area and must meet one of the following to proceed:

"Local community connection" now refers to all Local Authority areas adjoining Powys, including Herefordshire & Shropshire and:

- \*has resided in the "local community" for at least three consecutive years
  - \*was born or brought up in Powys or any adjoining local authority
  - \*is an existing resident of Powys or any adjoining local authority who requires separate accommodation
  - \*is principally employed in Powys or any adjoining local authority in continuous employment (minimum 20 hour contract per week) and was so employed for a continuous period of three years
  - \*has an offer of full time employment (as defined above) but cannot take up the offer due to lack of affordable accommodation
  - \*wishes to move into the Powys to look after an elderly or infirm relative who is already a resident of Powys or any adjoining local authority
- AND they, their spouse, co-habitee or civil partner has not recently owned a dwelling in fee simple or a leasehold interest unless the proposed occupier has an eligibility certificate provided by the council confirming that the person has an exceptional need for the affordable housing unit.

Further information is available from the Agent.

## The Area

This stunning new development is located in the hamlet of Beguildy, on the B4355 which lies close to the England and Wales border, about 8 miles north west of the market town of Knighton. The property has a stunning location with commanding views across the River Teme valley to the Black Mountain and beyond. The hamlet has a traditional black and white drovers inn, understood to date from the 17th Century and serving Beguildy Gold real ale. Knighton is a bustling market town set on Offas Dyke and featuring the remains of two castles from the 12th and 13th Centuries. Today it offers a variety of local independent shops, and cafes. Knighton Church in Wales Primary school admits children from age 5 to 11, Knighton station connects with Swansea in South Wales and Shrewsbury where connections to London and Manchester can be accessed.

## Marketing

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## DIRECTIONS

From Knighton proceed on the B4355 for approximately 8 miles passing through the villages of Knucklas, Lloyney and Dutlas. On entering the village of Beguily you will see the Development on the right hand side just beyond the Radnorshire Arms Public House.





