



5, Clatter Brune Estate, Presteigne, LD8 2LB
Guide Price £270,000

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5 Clatter Brune Estate

Presteigne

This delightful three bed semi-detached home offers a perfect blend of modern living spanning across 1,196 sq ft, which has been modernised and extended by the current owners to now include a wonderful family room to the rear. located on the edge of town, perfect for accessing the towns amenities and surrounding countryside, driveway parking and landscaped garden to the rear this house is ready for you to move in and start creating unforgettable memories. Don't miss out on the opportunity to make this house your home in Presteigne.

- Semi detached modernised and extended home
- Well presented throughout
- Three bedrooms
- Living room, family room and kitchen
- Driveway parking for a number of cars
- Landscaped garden to the rear with patio area, lawn and amenity area
- Motivated sellers

Material Information

Guide Price £270,000

Tenure: Freehold

Local Authority: Powys

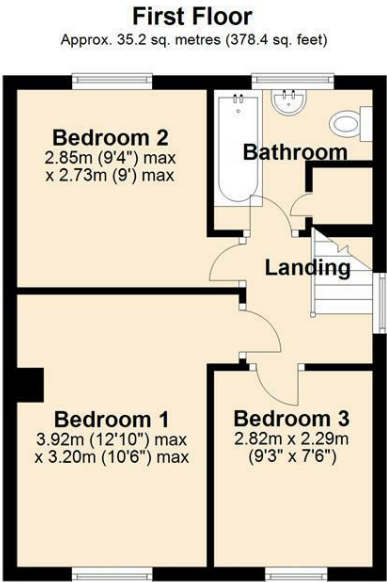
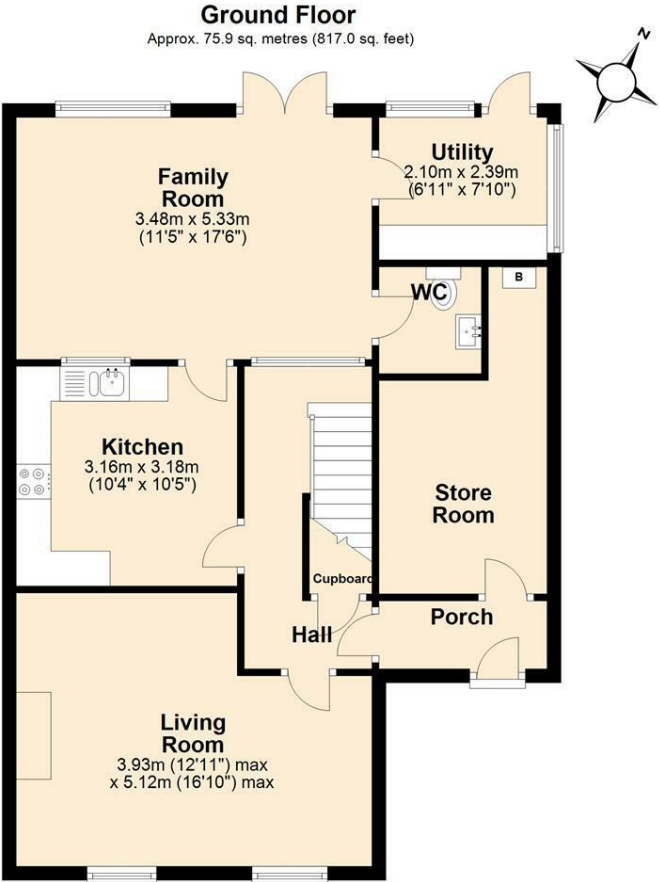
Council Tax: D

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

5 Clatterbrune

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

5 Clatter Brune has been updated, extended and improved by the current owners to include a new family room on the rear, three bedrooms, landscaped garden and extended driveway. Located on the fringes of Presteigne this property is perfectly placed for accessing the town and the surrounding countryside with transport links to Leominster, Ludlow, Kintgon and beyond.

The accommodation comprises: entrance porch, hall, living room, kitchen, family room with dining area, utility, ground floor cloakroom, three bedrooms, family bathroom and store room.

Property description

The front door leads into the newly added porch area with coat hooks and space for muddy shoes, splash board walls for easy cleaning and a door into the store room and then a further door into the main home and hallway. From the hall, stairs rise to the first floor with under stair cupboard, doors leading to the kitchen, living room and a picture window into the family room. To the front you find the living room with two windows overlooking the front of the property and a feature fireplace with inset wood burning stove. The kitchen has been upgraded by the current owners and offers modern gloss doors, integrated electric oven and hob, dishwasher and fridge freezer, a further door then leads out to the impressive family room which has been added by the current owners. This wonderful space has large [picture window overlooking the garden, Velux window, patio doors leading onto the deck, tiled flooring and an electric feature fire on the wall. From the family room there is a very handy utility room, with door to the rear garden and space and plumbing for a washing machine. You also find a very handy ground floor WC.

On the first floor, the landing window offers views down over the valley and has doors leading off to the three bedrooms, two being double rooms and the third a good single/home office. There is also a family bathroom with splashboard walls modern white suite with a shower over the bath.

Gardens and parking

The property is approached via a tarmac driveway and then gravelled parking area for two to three cars on your left. A path leads around to the rear enclosed gardens which have been landscaped by the current owner to include a decked area off the family room, lawned area to the left of the central path leading to the rear, astro turf area to the right for a child's play area and then the amenity area and enclosed fenced area to the rear.

Location

Located on the outskirts of the popular Border Town of Presteigne with great access to the town centre. Presteigne was the county town of Radnorshire and has become a local cultural centre, hosting two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts. The town is fortunate to have an award winning museum - The Judges Lodgings. Presteigne has a Primary and Secondary School, Leisure Centre and thriving community spirit with the popular market being held once a month. Further afield, the markets towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away. The Cathedral City of Hereford, 20 miles offers greater amenities.

Services

The property has mains electricity, water and drainage and has oil fired heating. Powys county Council Tax band TBC.

Anti-money laundering

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

On entering Presteigne take the first left towards the town centre and continue along the B4355 proceed along this road for approximately 1 mile, turning left signposted for Leominster. At the roundabout take the first left back towards the town, after approximately 200 yards turn right into Clatterbrune, follow the road straight ahead and the property is located on the left hand side.



