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38, Castle Road, Presteigne, LD8 2EB  
Guide Price £230,000



# 38 Castle Road Presteigne

A well-presented semi-detached three bedroom property with front and rear gardens, two reception rooms and located just off the centre of the popular Welsh Marches town of Presteigne and the surrounding countryside.

- Semi detached family home
- Three bedrooms
- Enclosed gardens to the front and rear
- Well presented accommodation throughout
- Just off the town centre of Presteigne
- All main services connected
- On street parking

## Material Information

**Guide Price** £230,000

**Tenure:** Freehold

**Local Authority:** Powys

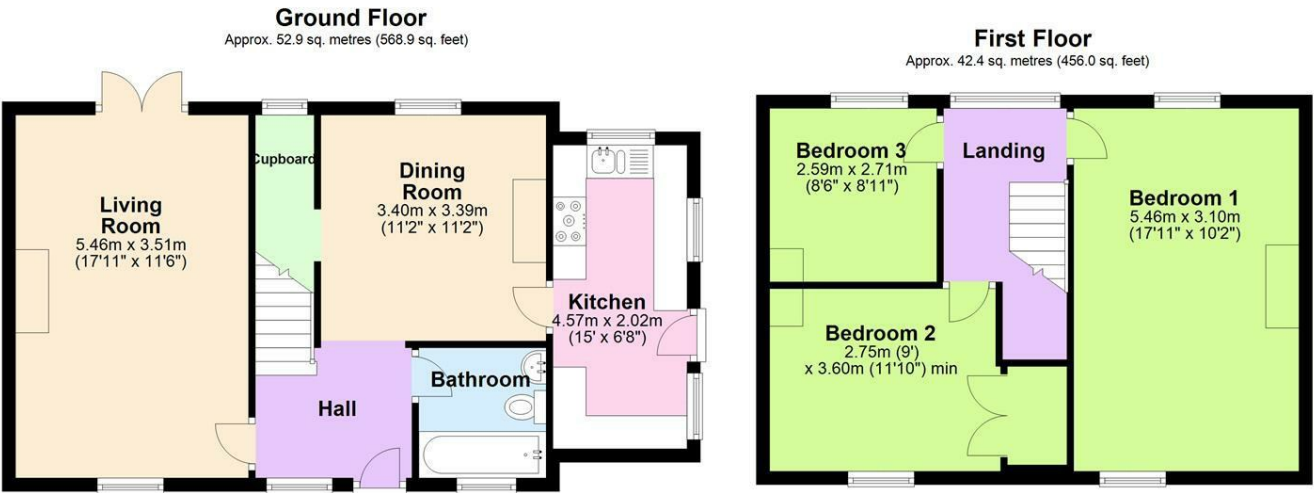
**Council Tax:** D

**EPC:** D (68)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 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. 95.2 sq. metres (1024.9 sq. feet)

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

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 is a fantastic three bedroom semi-detached property located just off the town centre of popular border town Presteigne which is well presented throughout. The property has an enclosed garden to the rear with mature flower bed, lawned area and gravelled areas to the front with walled boundary and gate. A perfect home for a family or couple looking to live in a small rural community.

The accommodation comprises: entrance hall, living room, dining room, kitchen, three bedrooms and bathroom.

## Property description

The front door leads into the central hall with doors leading off to the ground floor accommodation with oak flooring running through the hall and into the dining room. The living room is to the left which runs from the front to back and has patio doors leading to the garden at the rear, a fireplace with a multi fuel stove which is a fantastic feature and a lovely focal point in the room. From the hall you then enter the dining room with oak flooring, ample space for a table and chairs and a very handy under stair storage cupboard. Off the dining room is the kitchen which has been fitted with a range of country style cream wall and base units, space for appliances, range style cooker, tiled flooring and a door leading to the side of the house. Off the front hall is a door to the right leading into the bathroom which is fitted with a white suite, tiled flooring and walls and a shower over the bath.

On the first floor you find three bedrooms, bedroom one is a large dual aspect room with views over the rear garden, this spacious room has potential with the necessary permission being obtained to crate an ensuite or fourth bedroom. Bedroom two is a double bedroom to the front with built in wardrobes and a view to the front and bedroom three is another double with views to the rear but could also be used a home office. This floor along with the attic, offer potential purchasers to create further bedrooms, subject to necessary permissions being obtained.

## Gardens and parking

The property has on street parking outside of the property and is approached via a pedestrian gate into the enclosed front garden with gravelled areas to either side and a walled boundary to the front and hedging to the sides. the path leads up to the open porch and front door and then around to the side of the house, passing the kitchen door and into the enclosed private rear garden. The rear garden is bordered by a mature hedge allowing for privacy and has crated a lovely haven with mature beds in the corners, lawned area, timber shed to the one corner and steps leading down from the patio doors to a gravelled area perfect for a table and chairs. There are lovely places to places seating to enjoy the space.

## Location

Located in on the fringes of the Market Town of Presteigne in a conservation area. This was the county town of Radnorshire and has a wealth of festivals and cultural events. 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, the High Street has a marvelous range of independent shops, a great range of eating and drinking venues, French, Moroccan, wine bar and several other pubs, and thriving community spirit with the popular farmers 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

All mains services are connected, mains gas heating, Powys Council tax band D. Please note we are advised the property is being sold as a FREEHOLD.

## Anti Money Laundering Regulations

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 from the B4355 coming from Knighton continue along the road for approximately 800 - 900 yards turn right onto Warden Road and then immediately into Castle Road. Continue along this road and take the second right and the property is located on the right hand side.

