



5, Lewis Place, New Radnor, Presteigne, LD8 2ST
Price £200,000

5 Lewis Place New Radnor, Presteigne

A great opportunity, for a buyer to create a wonderful home with this three bed, semi-detached property requiring refurbishment, situated in the sought after village of New Radnor. The property has level gardens to the front and back. Parking is available on the driveway to the front. The property also has solar panels installed and is offered for sale with NO ONWARD CHAIN.

- Semi-detached property - In need renovation
- Three bedrooms, two reception rooms
- Gardens to the front and rear
- Driveway parking
- Solar Panels
- Village location
- No onward chain

Material Information

Price £200,000

Tenure: Freehold

Local Authority: Powys

Council Tax: D

EPC: D (66)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

Intorduction

5 Lewis Place is a three bedroom, semi-detached property that requires refurbishment, and offers a buyer an exciting opportunity to create a wonderful home, with options to explore. The located in the popular village of New Radnor, in a small cul de sac in the beautiful Radnor Valley. There are gardens to the front and rear allowing views onto the hills surrounding you and off road parking for a couple of vehicles.

The accommodation comprises: entrance hall, living room, dining room, kitchen, pantry, rear lobby, ground floor WC and store room, three bedrooms and bathroom.

Property description

The open porch leads through into the entrance hall with stairs rising to the first floor and doors leading off to the ground floor accommodation. There is a living room with open fire and view into the rear garden, the dining room looks over the front garden and leads through to the kitchen at the rear. Off the kitchen is a very handy pantry, rear lobby with a WC and store room and a door to the side access and gardens. On the first floor there are three bedrooms, two being doubles and views onto the gardens and Smatcher hill beyond and a third being a good single or a handy office for those working from home. there a bathroom across the landing with a three piece suite.

Gardens and parking

The property has level gardens to the front and rear, bordered by mature shrubs and flower beds. there are fenced boundaries in between the neighbours and graavelled driveway for parking a number of cars. There is a detached garage in the gardens that needs to be refurbished or replaced.

Location

New Radnor is a charming village, to the south of the Radnor Forest, that is steeped in history with the castle mound overlooking the village. The property occupies a position on the edge of the village centre which enjoys a variety of amenities to include a popular primary school, local shop called Esco's, active village hall and hub which has plenty going on. New Radnor is visited several times a week by the mobile Post Office. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton from the village. Nearby Knighton 9.7 miles, Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres, health services and many more.

Services

Mains electricity, drainage and water. The property has solar panels with more information available upon request.

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

From Kington proceed on the A44 towards Rhayader passing through the hamlet of Walton, upon reaching New Radnor at the monument take the right fork, after approximately 200 yards turn right into Lewis Place and the property is located on the right hand side. at the top of the cul de sac



