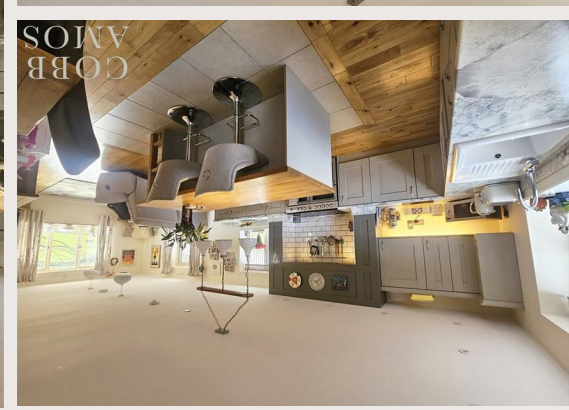
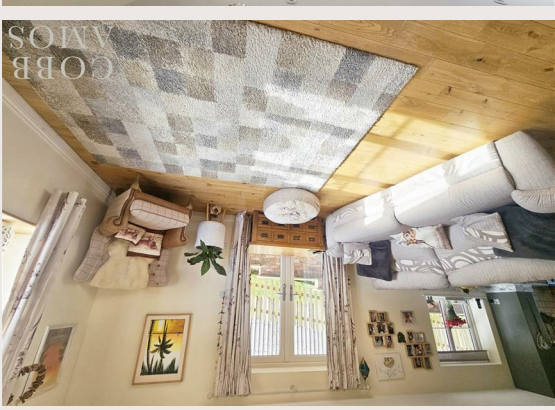




Bluebell House, Dolau, Nr Llandrindod Wells, LD1 5TL
Price £480,000

Bluebell House Dolau Nr Llandrindod Wells

This fantastic DETACHED family home is a property that must be viewed! Sat in the VILLAGE of Dolau nestled in the Welsh Hills near the towns of Knighton and Llandrindod Wells this property has been built by the current owner and offers spacious living accommodation, FOUR bedrooms, TWO bathrooms, open plan kitchen/dining and living space with ample parking, gardens and VIEWS onto the surrounding hills.

- Detached family home
- Built by current owner in 2016
- Four bedrooms, two bathrooms
- Open plan family living space and kitchen
- Large tarmac driveway and gated entrance
- Rural village location and hillside views
- Presented to a high standard

Material Information
Price £480,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: B (84)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction
Bluebell House was built by the current owner just under 10 years ago and offers buyers a wonderful opportunity to own a spacious family home with well thought out accommodation in a village location surrounded by the hills of Mid-Wales. The accommodation comprises: open porch, hall with desk station, open plan living/dining/kitchen room, living room, utility, cloakroom, main bedroom with shower ensuite and dressing room, three further double bedrooms and a family bathroom. the property has a large tarmac driveway, gated entrance and lawned areas to the front and rear.

Property description
The open oak porch leads to the front door opening into the central hall with stairs rising to the first floor, oak doors leading to the ground floor accommodation and wooden flooring leading through to the open plan family room. Under the stairs is a clever built in office space and a glazed doors lead into the family room. The open plan family room with kitchen/living and dining space is a wonderful room with patio doors to either end leading out to the gardens, space for dining table one end and then living space the other with a window overlooking the garden and views beyond.

The kitchen area is fitted with a wealth of wall and base units in two shades of grey with marble style worktop , central island with lights above and wooden worktop with tiled floor under, space for a range style oven with extractor over, ceramic sink and integrated dishwasher. Off the dining area is a very good sized utility with a sink, space plumbing for a washing machine, tumble dryer and fridge freezer. There are more base units with a sink offering more storage, a very handy ground floor cloakroom with WC and a door leading toe the side of the house where the car parking is located. From the hall there is a further door leading into a cozy living room with feature fireplace with stone hearth, brick surround and oak mantle with an inset wood burning stove and a view over the garden and hills from the window.

On the first floor you find a bright landing with large double cupboard housing the water cylinder for the hot water and doors leading off the bedrooms and main bathroom. The main bedrooms is to the front with a view over the front garden and fields beyond, a walk in closet and an ensuite shower room with a white suite. There are three further double bedrooms which all have built in storage and the main bathroom which is fitted with a four piece white with separate shower, vanity sink and WC and tiled flooring.

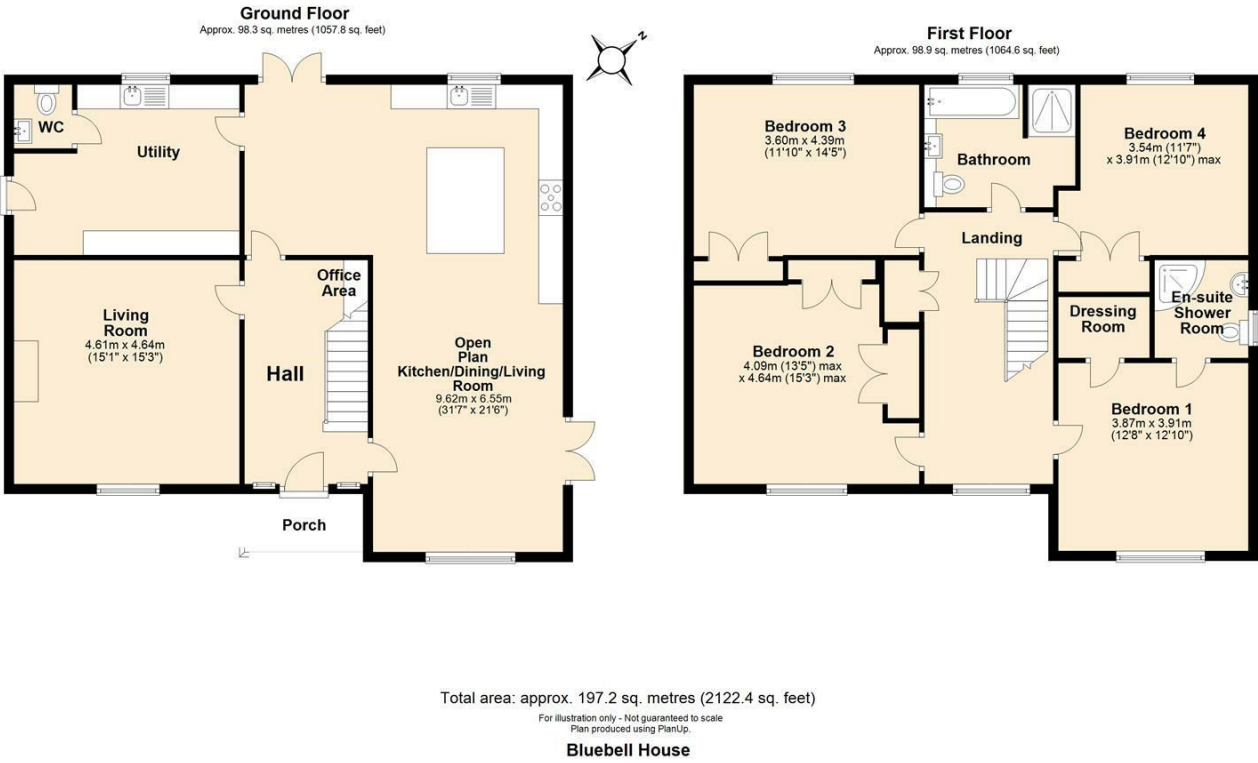
Gardens and parking
The property is approached via a gated entrance leading to a tarmac driveway with parking area for multiple cars to the front and side of the house. To the front of the property is a large lawned area with timber fence that leads up along the side of the house to a further lawned area at the rear of the house. At the front of the house is a patio area perfect for out door dining or seating to enjoy your surroundings which leads to the the front door and an area of planter mature shrubs and plants. To the far end of the driveway is the oil tank and wood stores and steps leading up to the side door into the utility and then leading around the rear of the house and to the patio doors into the open plan living space. The garden is great for a family with mini football stars or for someone looking to develop the garden and create further flower beds and planting.

Location
Situating near the rural village of Dolau which is a beautiful location with an active train station on the Heart of Wales line (Swansea to Shrewsbury). Penybont is 3.5 miles away and has a pub with restaurant. The well known Victorian spa town of Llandrindod Wells (8.5 miles) is the nearest town. It offers local amenities which include supermarkets, pharmacy, hospital, post office, hotels, a number of restaurants, primary and secondary schools, leisure centre, golf course and the town lake offering children's play areas, lakeside restaurant and picnic areas. Other nearby towns include Knighton (10 miles) and Rhayader (13 miles).

Services and agents notes
The property has oil fired heating, under floor heating on the ground floor, thermal solar panels for the hot water, private drainage to a bio disc and mains electricity and water. The property has a Powys County Council Tax band F and is being sold as a FREEHOLD with vacant possession.

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.

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.

Directions
From Knighton proceed along the A488, signposted to Llandrindod Wells. Approximately 10 miles along you pass through the village of Bleddfa and towards the village of Dolau. On entering Dolau, at the cross roads turn left and then immediately right. The property is located on your right hand side approximately half way down the lane. Using What Tree Words [///utensil.excellent.chose](http://utensil.excellent.chose)

