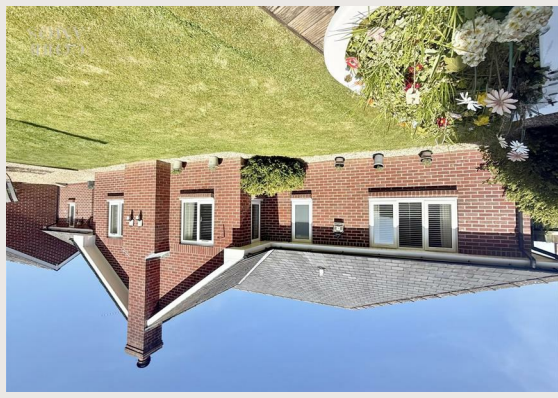

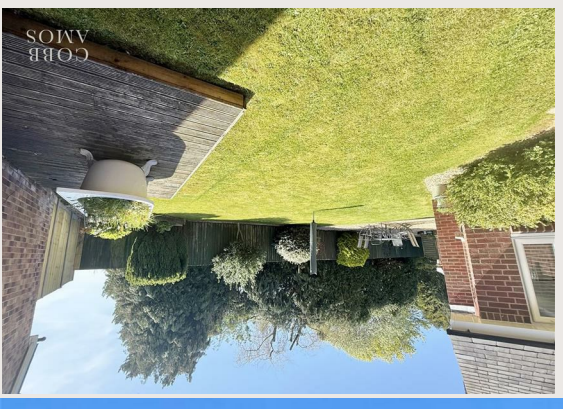

2, Pen Offa, Norton, LD8 2DX
Price £425,000

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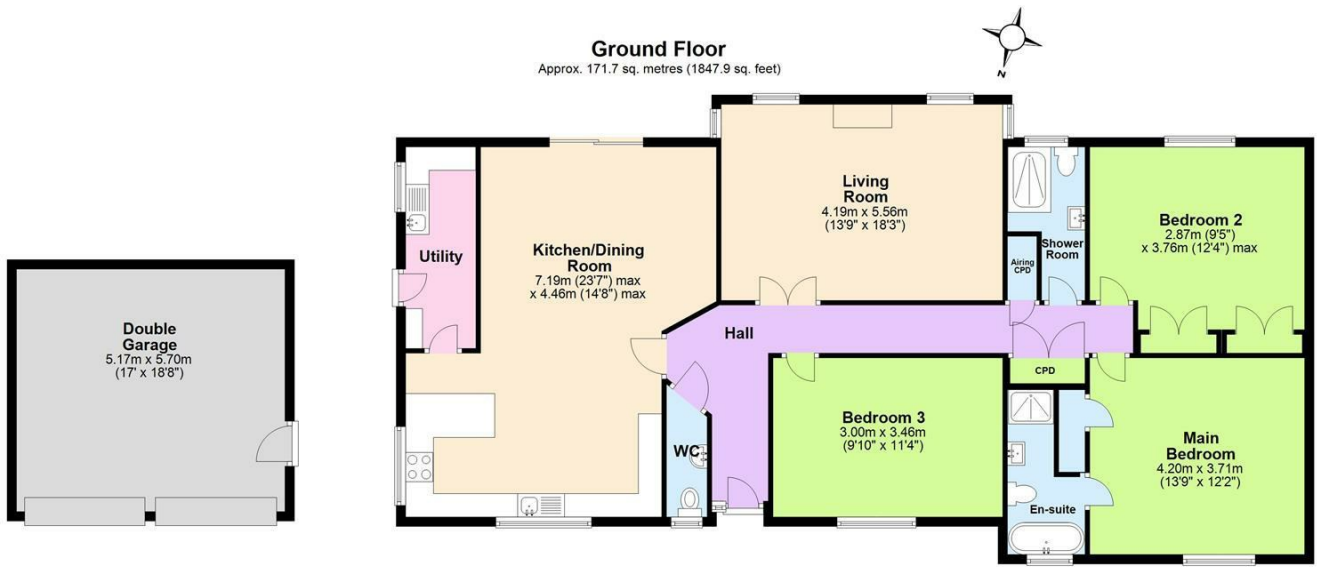
2 Pen Offa
Norton

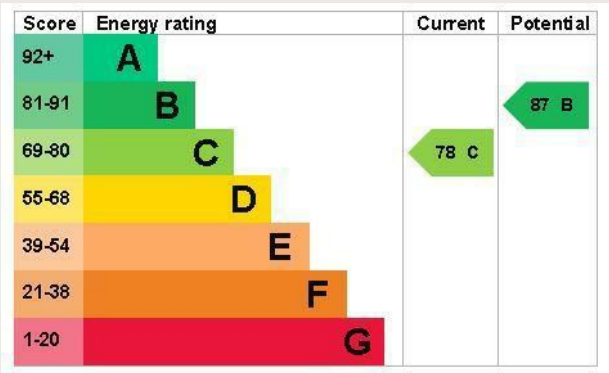
A detached three bedroom bungalow set on the fringes of the border village of Norton, with an active village hub offering activities and more, nestled in the hills between Presteigne and Knighton. The property is well presented throughout with level and low maintenance gardens, double garage and driveway parking. This property is certainly worth viewing to fully appreciate its wonderful location.

- Detached bungalow with double garage
- Three bedrooms, two bathrooms and separate WC
- Living room and kitchen/dining room
- Driveway parking for several cars
- Quiet location on the fringes of a village
- Landscaped low maintainance gardens

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



Material Information
Price £425,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: C (78)
For more material information visit www.cobbamos.com



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
2 Pen Offa , meaning Offas Head, is a wonderful three bedroom property with well presented accommodation throughout. The current owners have made improvements and upgrades thoughout including the kitchen, bathroom and adding shutters/blinds throughout to all the windows. The property sits in a secluded cul de sac on the fringes of Norton, with views onto the surrounding hills and two miles away from the popular border town of Presteigne that offers a wide range of amenities and services.

The accommodation comprises: entrance hall, living room, kitchen/dining room, utility, WC, main bedroom with large ensuite, two further double bedrooms, shower room and detached double garage.

Property description
The front door leads into the a large hallway with doors leading to the various accommodation including a handy WC. The kitchen/dining room is off to the left with tiled flooring. a range of wall and base units, integrated double ovens, gas hob, integrated dishwasher and space for a large fridge/freezer. Off the kitchen area is a very handy utility room with space and plumbing for a washing machine, a door leading to the side access and to the double garage. The dining area has a laminate flooring and has sliding patio doors out onto the gravelled area of the garden. From the hall double doors lead into the living room with four windows overlooking the garden and flooding the room with light. There is a feature fireplace with inset AGA multi-fuel burning stove and oak beam creating a lovely focal point for the room.

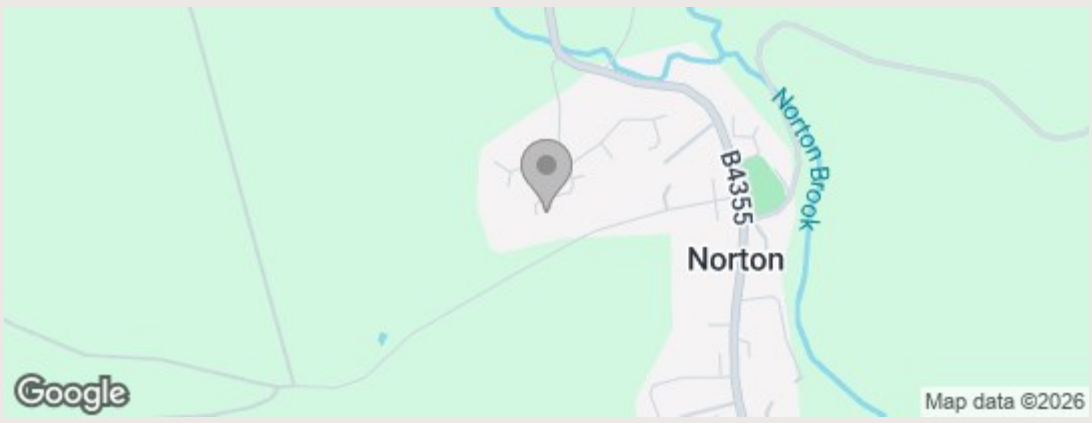
The main bedroom is at the end of the hall on the right and offers a lovely size room with built in wardrobe, drawers and has an updated ensuite with shower, bath, vanity sink and WC with tiled walls and laminate flooring. There are two further double bedrooms, bedroom two overlooks the garden and has built in wardrobes and bedroom three overlooks the front and could be a home office. There is a family shower room fitted with a modern white suite with tiled walls and laminate flooring. Off the hall are two cupboards, ideal for storage and the hot water tank.

Gardens and parking
The property is approached over a drive way with space to park several cars and a path leading to the front door. The front garden is laid to lawn, interspersed with trees and shrubs and then a timber gate leading between the property and the garage to the rear garden. The garden is enclosed by timber panelled fencing and backs onto a wooded area, offering privacy. Mainly laid to lawn to the one end with a mature shrub bed in the corner and a gravelled area off the kitchen/dining room which is ideal for a table and chairs and has a wooden decked area to the far end, ideal for a bistro set, sofa or planter like the current owners. To the rear of the garage is an amenity space which includes log store and shed, space for garden bins, waste bins and is tucked away in the corner.

Detached double garage
A detached double garage of red brick construction with up and over doors with light and power.
5.70m x 5.17m

Location
Norton is a pretty village with a strong community feel with a hub available within the church. Situated just two miles north from the market town of Presteigne, which has been the county town of Radnorshire hosting two festivals, the originally named Sheep Music Festival and Presteigne Festival of Music and Arts, attracting some well-known composers. There is also the award winning Judges Lodgings Museum which has been featured on the television. Further afield north and crossing the Offas Dyke is the market town of Knighton, 4 miles, with the train station with the Heart of Wales line running through to Swansea. Ludlow, 18 miles, offers a wide range of restaurants and hosts the iconic Ludlow Food Festival.

Services
The property has mains electricity, water, gas and sewerage are connected. Powys Council Tax Band F

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
Leaving Knighton on the B4355 signposted for Presteigne, continue along this road for approximately 5 miles as you come to a sharp left hand bend first before entering the village turn right onto Offas Green continue along this road for approximately 300 yards turn right for Pen Offa, Number two can be located on the left hand side.