Sandibrook, Walton, LD8 2PU
Guide Price £320,000

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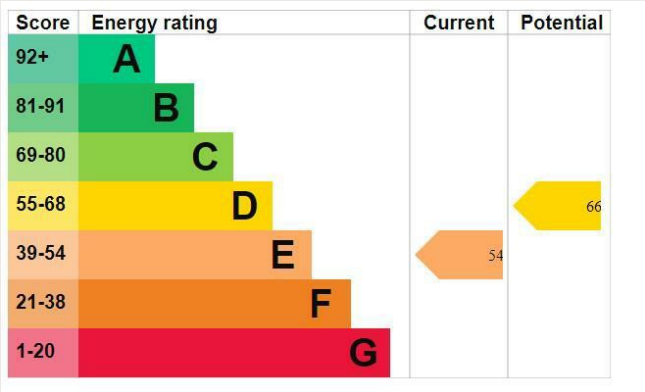
Sandibrook
Walton

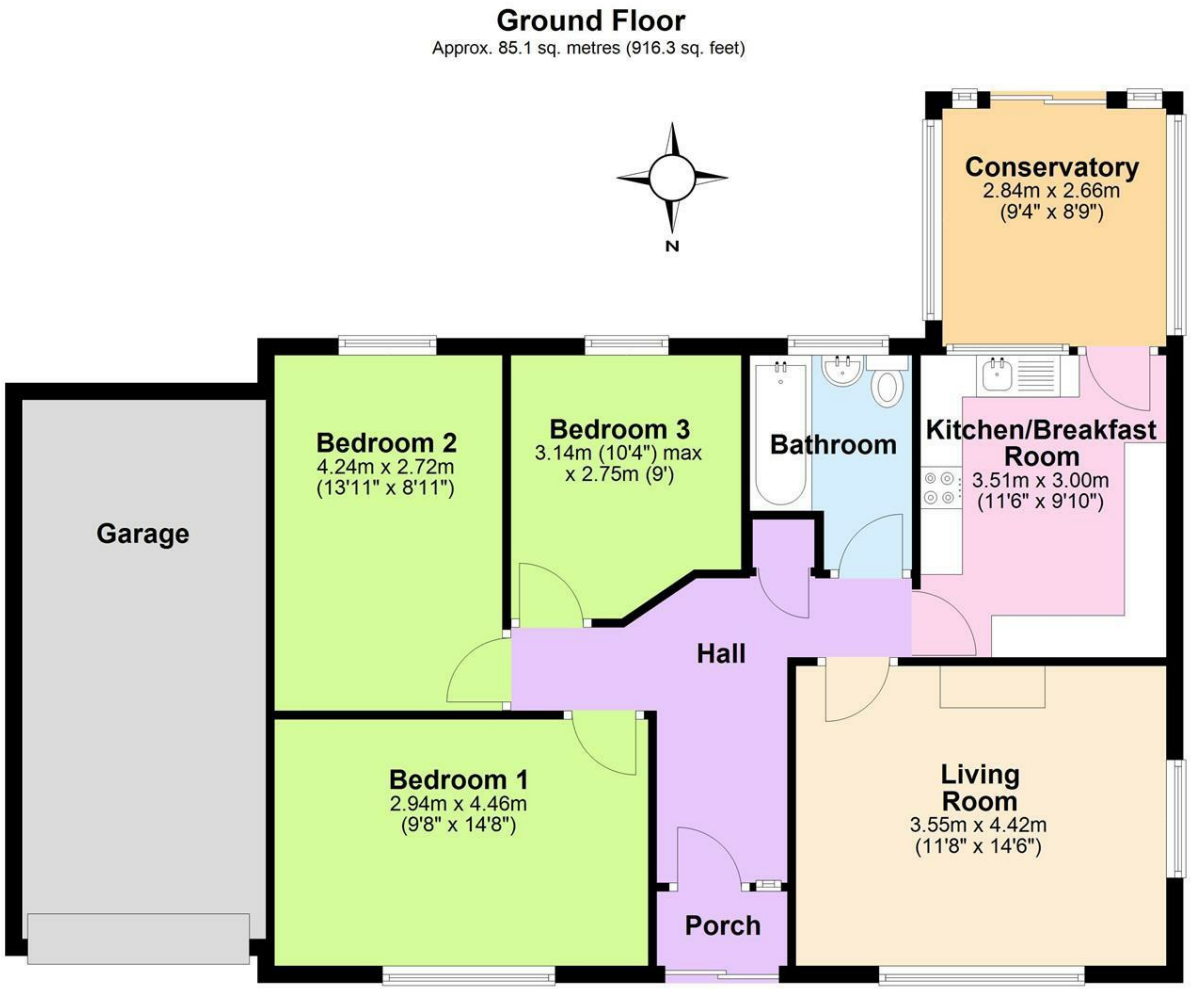
A detached bungalow located in a semi-rural location sat at the end of a cul de sac just outside the small village of Walton, sat in the Radnor Valley near the border towns of Presteigne and Kington. The property has three bedrooms, two reception rooms and mature wrap around gardens with parking and a garage.

- Detached bungalow
- Semi-rural location
- Three bedrooms, bathroom
- Living room and conservatory
- Mature established gardens
- Driveway parking and garage
- Near the border of England/Wales
- Countryside views

Material Information
Guide Price £320,000
Tenure: Freehold
Local Authority: Powys
Council Tax: E
EPC: E (54)
For more material information visit www.cobbamos.com



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.

Introduction
Sandibrook is a detached bungalow that is a truly lovely family home, it has wonderfully mature gardens with an abundance of mature plants and shrubs. The property has a gated entrance, driveway parking and a single garage offering parking and secure gardens. The bungalow has three bedrooms, a lovely updated kitchen, living room and conservatory with large windows, flooding the property with light and views over the gardens and hills beyond.

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

Property description
The front door leads into a handy porch that provides a break before entering the home and the wide hallway with doors leading off to the various accommodation. The living room is to the front of the home with windows to the front and side overlooking the gardens, feature fireplace with a stone surround and open fire and space for a table and chairs if you wanted to use as a dining space as well. The kitchen is fitted with modern units and integrated appliances to include dishwater, fridge and freezer, electric hob with glass splashback and electric oven. There is plenty of worktop in a lovely black marble pattern and a green splashback adding a pop of colour, with wooden effect vinyl flooring. A door leads through to the conservatory that the current owners use as a dining space and is a perfect place for admiring the gardens.

Off the hall is the bathroom that is fitted with a modern white suite, neutral tiling with mosaic pattern, electric shower over the bath and a vanity sink. There are three bedrooms with the larger doubles being to the end. Bedroom one has a view over the garden to the front and bedroom two has a view over the rear garden. Bedroom three is currently used as a home office/craft space and has a view over the rear garden but is a lovely size for a third bedroom.

Gardens, parking and garage
The bungalow has wonderfully mature gardens with a wealth of plants, shrubs, trees, flowers, lawned areas, vegetable patch and a pond with water lilies and pond life. The driveway leads to the double gates which open into the garden and the garage is to the front of you. To the front of the property is a lawned area and a large flower bed stocked full of flowers, shrubs and plants. to the side of the garage is a further lawned area with the pond and a small amenity space. This then leads to the rear garden where you find a large vegetable patch, trees, green house to the back of the garage and leads around to the area of lawn and patio off the back of the conservatory. This area is a wonderful place to sit and is surrounded by plants which attract all types of birds and wildlife.

Services
The property has mains electricity, water, oil fired heating and septic tank drainage.

Location
Walton is a lovely hamlet with properties situated in the Radnor Valley, near the market towns of Presteigne and Kington. A comprehensive range of services and amenities are to be found about ten minutes away in the historic market town of Kington. These include Infant, Primary and Secondary schools, Churches, an award winning Doctors surgery and three supermarkets, together with a variety of shops selling a range of different products. There is a hotel with its own Leisure Centre including swimming pool, gym and Spa. Kington is also home to an award winning 18 hole Golf Club. Kington is a renowned centre for walking. There are eating establishments to meet differing tastes and budgets in the area and nearby Shropshire town of Ludlow has a Nationwide reputation for food. There are a variety of Festivals within easy reach and these vary from village activities to the International Hay On Wye Literature Festival 30 minutes away which for two weeks every May/June is a must. The Cathedral City of Hereford is 40 minutes away.

Agents notes
Prospective purchasers are advised the property is located at the end of a cul de sac on an unadopted road.

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 Walton, on the A44 coming from Kington, turn right onto the B4362. After approximately 0.6 miles then turn left onto the cul de sac and the bungalow is located at the end of the lane on the left hand side.

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