



Maesnewydd, Dolau, Llandrindod Wells, LD1 5TW
Price £355,000

Maesnewydd Dolau

Llandrindod Wells

A detached three bedroom bungalow, built by the current owner, sat on the edge of the village of Dolau in the heart of the Mid-Wales countryside with good transport links further afield to Llandrindod Wells and Knighton. The property has parking for a number of cars on a private gated driveway, a detached garage and gardens to three sides. Viewing is highly recommended.

- Detached bungalow
- Three bedrooms
- Two reception rooms
- Well presented
- Edge of cillage lcoation
- Countryside views
- Parking, garage and gardens

Material Information

Price £355,000

Tenure: Freehold

Local Authority: Powys

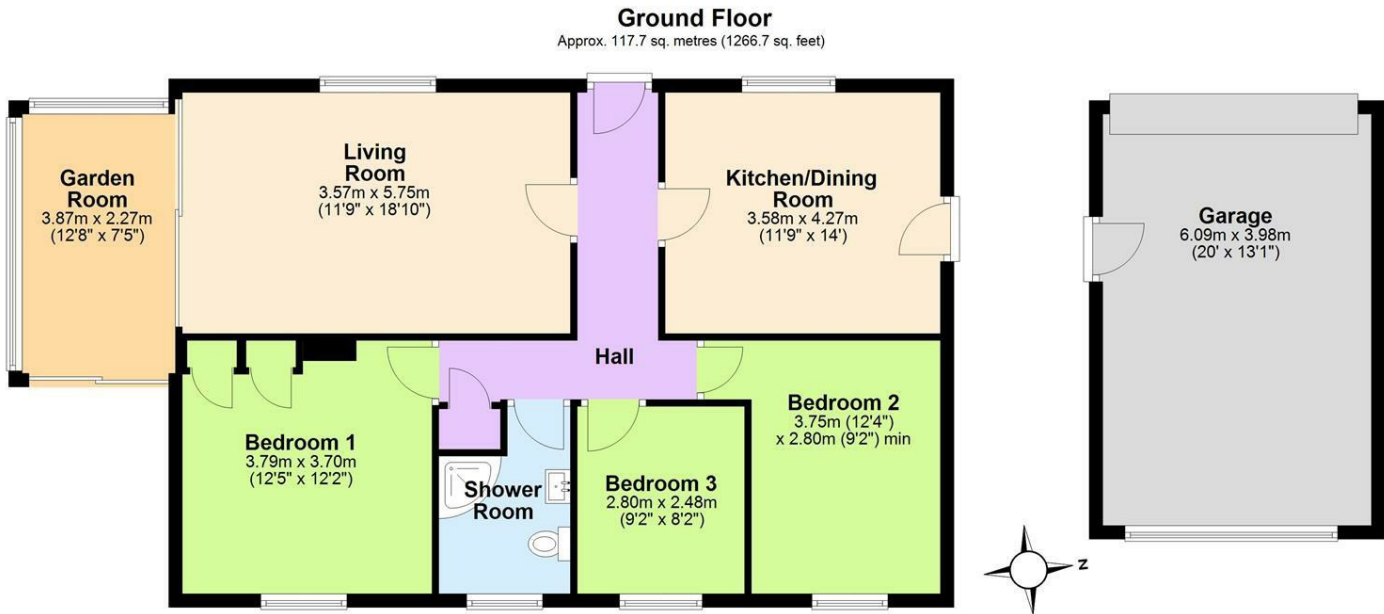
Council Tax: D

EPC: D (59)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	59 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.

Introduction

Measnewydd, translating to New Field, could be your new home if you are looking for a detached bungalow with three bedrooms, two reception rooms, lovely gardens and views onto the surrounding hills around Dolau in the heart of Mid-Wales. The property has well presented accommodations throughout, parking for a number of cars on a gated driveway and lovely gardens and neighbours farmland to two sides.

The accommodation comprises: hall, living room, garden room, kitchen/dining room, three bedrooms, shower room and detached garage.

Property description

The front door leads into the light hall with doors leading off to the various accommodation. To the right you have the living room with feature fireplace with where there will be an electric stove, view to the front and French doors into the garden room which overlooks the gardens and onto the hills beyond and has access to the garden. Off the hall to the left is the kitchen/dining room with space for a table and chairs, a range of wall and base units with space for appliances and a door leading out to the side of the property and garage.

From the hall, leading to the back of the bungalow you find three bedrooms, the main bedroom has two built in wardrobes, and overlook the rear garden. There is a handy airing cupboard and the main family shower room is fitted with a modern white suite with splash panels in the shower cubicle with electric shower.

Gardens and parking

The property is approached through a timber gate leading to a tarmac driveway with parking for a number of cars. There are lawned area to three sides and a path wrapping around the bungalow. To the far end you find a large lawn, an inset pond and an amenity area to the far end with gravel and space for green house and shed.

Detached garage

A detached garage with up and over door, light and power, window to the rear and a pedestrian door to the side.

Location

Situated 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).

Agents notes and services

The property has double glazed windows throughout, oil fired heating, mains water, electricity and drainage is to a sewage treatment plant. Powys County Council; tax band D. We are advised the property is being sold as FREEHOLD.

When the property was built the roof trusses are designed and built to create dormer windows, so subject to necessary permissions being obtained, you could create further accommodations in the roof.

Money Laundering Regulations 2007,

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.

Additional Ground

Please note the seller also has a small parcel of woodland nearby that they would be willing to include in the sale of the property. Its a small coppice of around 30 larch trees. with direct road access.

DIRECTIONS

Using What Three Words the property can located via [///scoping.wage.recline](https://www.what3words.com/:///scoping.wage.recline) 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 right, passing the school take the next left. The property is at the end of this lane.



