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LAND & NEW HOMES

2, Clawdd Lane,, New Radnor, LD8 2TU
Offers In The Region Of £280,000

2 Clawdd Lane, New Radnor

A well presented two double bedroom detached bungalow with light and spacious accommodation situated on the edge of the popular village of New Radnor, set in the heart of the Radnor Valley. The property has mature gardens, parking and attached garage whilst enjoying direct views over the surrounding farmland and countryside, perfect for walking, cycling and more.

Offered for sale with NO ONWARD CHAIN

- Detached bungalow
- Two double bedrooms
- Three reception rooms
- Mature gardens front and rear
- Attached garage and driveway parking
- Village location
- Views onto farmland and countryside beyond

Material Information

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Tenure: Freehold

Local Authority: Powys

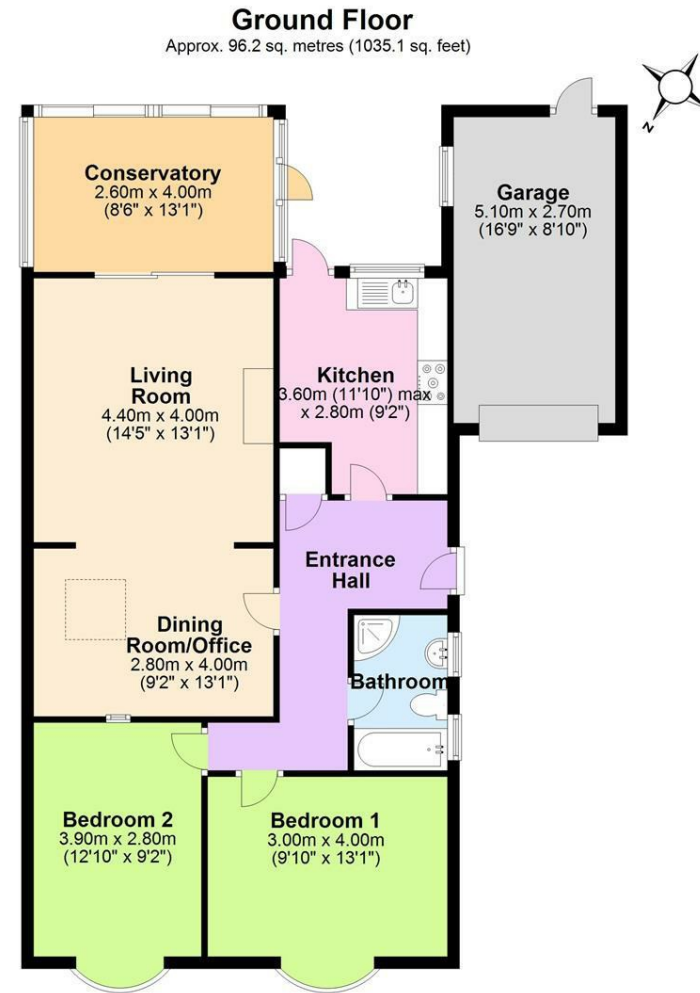
Council Tax: E

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 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

2 Clawdd Lane is a detached two bedroom bungalow occupying a peaceful position on the fringes of the popular village of New Radnor, set in the heart of the Radnor Valley enjoying wonderfully mature gardens and views onto the surrounding countryside. The property is well presented throughout, has driveway parking, attached garage and gardens to the front and rear. The village itself benefits from a community hub, village shop, primary school and is on regular a regular bus route and also the A44 nearby for good road links to the nearby border town of Kington.

The accommodation comprises: entrance hall, kitchen, dining room (office), living room, conservatory, two bedrooms and a bathroom.

Property description

From the front door at the side of the bungalow you arrive in the entrance hall which has a storage cupboard and doors leading off to the various accommodation with hard laminate flooring which runs throughout the property, with the kitchen having a tiled floor. The kitchen is off to the right and is fitted with a range of modern cream units with a Rangemaster oven, space and plumbing for a washing machine, a fridge/freezer and a door into the rear garden.

The dining room has a Velux window allowing loads of light into the property, at the moment it's used as more of an office area with shelving along the walls. this then leads through an arch into the living room which has a feature fireplace with a granite hearth and inset wood burning stove. Sliding patio doors open into the conservatory which overlooks the garden and countryside beyond.

The two double bedrooms are to the front of the property and are both light and spacious with attractive bow windows overlooking the mature front garden. The bathroom is fitted with a four piece white suite with a shower, white tiling and a tiled floor.

Gardens and parking

To the front of the property there a mature garden and driveway parking for two cars. The garden has a lawned area with borders interspersed with plants and shrubs bursting with colour and variety. Off the driveway there is access to the front door and garage and then a pedestrian gate leading into the back garden.

To the rear of the property there is a paved seating area and a further lawned area leading to the rear hedge boundary which looks directly onto the surrounding farmland. The lawn is interspersed with ornamental trees and is filled with herbaceous plants and roses. There is also access to the kitchen, conservatory and rear of the garage.

Garage

An attached garage with up and over door, a pedestrian door to the rear garden and houses the boiler.

Location - New Radnor

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 water, electricity and drainage are connected. Oil fired heating and double glazing. Powys County Council tax band E

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

On entering the village of New Radnor from Knighton on the B4372, take the first left onto Clawdd Lane, just before the main junction. Continue along the lane bearing left and the property is located on the left hand side. Using What Three Words [///overjoyed.buffoon.explored](#)



