



23, Caefelyn, Norton, LD8 2UB  
Offers In The Region Of £330,000

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# 23 Caefelyn Norton

A detached well presented bungalow located in a quiet cul de sac in the village of Norton near the popular border town of Presteigne. The property has three double bedrooms, two bathrooms, three reception rooms with gardens and parking. Viewing is strongly recommended and the property is being sold with NO ONWARD CHAIN.

- Detached bungalow
- Three double bedrooms, two bathrooms
- Kitchen/breakfast room, utility, cloakroom
- Three reception rooms, home office
- Level gardens to the rear
- Driveway parking and attached garage
- Rural village location
- Near the popular border town Presteigne
- No onward chain

### Material Information

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Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: D (64)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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

23 Caefelyn is a three bedroom bungalow with well presented accommodation throughout with spacious rooms and flexible accommodation. Located in the heart of the village of Norton with both Presteigne and Knighton nearby the property is well placed for accessing the towns amenities and surrounding countryside. The property has three reception rooms, home office and an attached garage which offers further development potential (STP). The property has gardens to the front and rear and driveway parking for a number of vehicles.

The accommodation comprises: entrance hall, kitchen/breakfast room, utility, dining room, garden room, living room, home office, main bedroom with ensuite bathroom, two double bedrooms and shower room.

### Property description

The front door leads into the hallway, with two double storage cupboards, hard flooring which runs through to the kitchen/breakfast room and doors leading off to the various accommodation. The kitchen/breakfast room is fitted with an extensive range of wall and base units, worktop space, integrated appliances to include oven, hob, fridge freezer, space for a dishwasher and a breakfast bar. A door leads through to a comprehensive utility with large storage cupboards, sink, plumbing for a washing machine, cloakroom and a door leading to the garden. From the hall double doors lead into the dining room and then the garden room beyond with Velux windows, vaulted ceiling, windows overlooking the garden and French doors leading to a patio area. The living room is a spacious room with feature fireplace with exposed brick, stone hearth and inset wood burning stove. The main bedroom is to the front of the property with large window, two double built in wardrobes, ensuite bathroom with splash panel walls, white suite and a shower over the bath. The two other bedrooms are both doubles and the main shower room has a large walk in shower, vanity sink, WC and storage cupboard.

### Gardens, parking and garage

The property has a driveway with space for parking a number of vehicles and has a garden area off to the right hand side. there is rear access along either side of the property that leads around to the rear garden. The rear garden is enclosed on all sides and has a fenced area off the utility and then a lawned area, mature shrub borders, trees, a green house and sitting area to the far end. there is a patio area off the garden room and is a lovely private space not overlooked by your neighbours. The garage is accessed via the up and over door to the front or the pedestrian door from the utility room. it has light and power and is a great space for a car, workshop, storage or further development (STP)

### 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

Services to include mains electricity, water and drainage. The property has oil fired heating and a wood burning stove. Powys County Council tax band F. We are advised the property is being sold as a FREEHOLD.

### The 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 £20 +VAT (£24.00 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.

### Directions

On entering the village of Norton from Knighton on the B4355, pass the 20 mph sign and follow the road through the village, turn right into Caefelyn and follow the road around to the left and the property is half way along on your right.. Using What Three Words //durations.crowns.areas

