



Holters

Local Agent, National Exposure

19 Caenbrook Meadow, Presteigne, LD8 2NE

Offers in the region of £239,000



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A well presented, semi-detached house offering 2 double bedrooms, a landscaped rear garden, ample off road parking, no upward chain and is positioned with a popular cul-de-sac towards the edge of Presteigne.

Key Features

- Semi-Detached House
- Well Presented Accommodation
- 2 Double Bedrooms
- Open Plan Lounge/Diner
- Modern Kitchen & 2 Bathrooms
- Landscaped, West Facing Rear Garden
- Private Drive Providing Ample Off Road Parking
- Available with No Upward Chain
- Popular Cul-De-Sac Position
- Approx. 1/4 of a Mile from Town Centre

The Property

Introducing No.19 Caenbrook Meadow, which is a well presented, 2 bedroom, semi-detached house situated in a quiet and sought after cul-de-sac towards the fringes of the popular market town of Presteigne (Llanandras) close to the Welsh/English border, which in 24 was once again named as one of the best small towns to live in by the Sunday Times.

Originally built circa 1990's, No.19 Caenbrook Meadow is available to purchase with vacant possession and no upward chain and has been lovingly maintained by the current owner who has thoroughly improved the property both inside and out over recent years.

Inside, the accommodation spans across 2 floors and is made up of an entrance hall, lounge/diner, modern kitchen, useful utility and a shower room on the ground floor. Upstairs, a landing area gives way to an airing cupboard, bathroom and the 2 double bedrooms. Bedroom one benefits a walk-in wardrobe/cupboard, which could potentially be converted into an en-suite, subject to all regulations.

Outside, the front garden is largely laid to lawn, while a gravelled driveway provides ample off road parking. A side wooden gate allows access to the landscaped rear garden, which is west facing and has well-defined fenced boundaries, raised beds and an artificial lawn for ease of maintenance. A paved patio area at the back of the house poses as the perfect spot to relax on a warm summers evening and is sheltered by a retractable awning, while sliding patio doors provide access back into the lounge/diner.

Location-wise, No.19 Caenbrook Meadow offers the best of both town and country living and is conveniently situated approximately 1/4 of a mile from the vibrant town centre with its many independently owned shops and facilities, while in contrast and within a few minutes walk, you will find yourself roaming along a winding country lane surrounded by fields stocked with sheep and cows and views across the rolling hills.

Overall, No.19 Caenbrook Meadow could be an ideal dwelling for a variety of buyer types including relocating or downsizing purchasers, seeking to be close to the town centre facilities, or first time buyers looking to make that all important first step onto the property ladder. Either way, you can be sure that whoever the lucky new owners are, would have acquired a truly splendid house, ready to move straight into and start proudly calling "home"!

The Location

Presteigne sits alongside the River Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys,

within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and places to visit to satisfy a whole variety of tastes. The High Street, most unusually these days, has a good range of individual shops, restaurants, pubs, hotel and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events. The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters, has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including



Presteigne Saint Andrew's Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Further educational facilities are available within the area, which include many highly regarded private primary and secondary schools including Hereford Cathedral School, Lucton School just outside Leominster, Moor Park just outside Ludlow and Christ College in Brecon. There are 6 separate colleges including Newtown College, Hereford College of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students. Additionally, plans are now in progress to create, from scratch, a new University in Hereford.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 27MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Kington - Approximately 7 miles
- Knighton - Approximately - 7 miles
- Leominster - Approximately - 14 miles
- Ludlow - Approximately - 19 miles
- Llandrindod Wells - Approximately - 21 miles
- Hereford - Approximately - 22 miles

What3words

footballers.phantom.division

Money Laundering Regulations

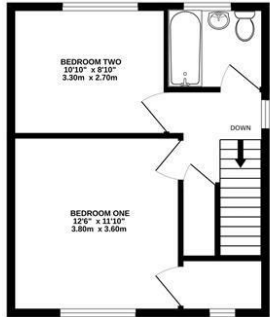
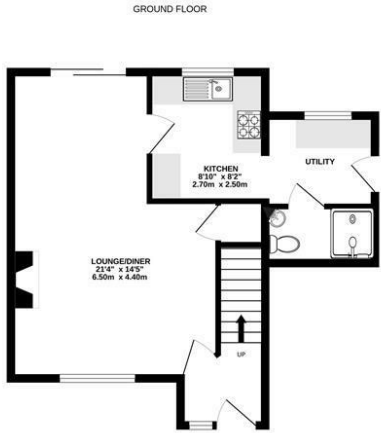
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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