



## Pentre Bach, Llanddewi, Llandrindod Wells, Powys LD1 6SD

Detached 3 Bed Bungalow In Stunning Setting Including 4.5 ACRE Paddock Adjacent

O.I.R.O £385,000

**jackson**  
property



# Pentre Bach, Llanddewi

Llandrindod Wells, Powys LD1 6SD

- Detached Bungalow In Stunning Rural Setting
- Set In Pleasant Gardens Including Adjacent Paddock Extending To 4.5 ACRES
- Lounge
- Dining Room
- Breakfast/Kitchen
- Large Conservatory
- 3 Bedrooms
- Double Glazing & Central Heating
- Double Detached Garage
- Vacant Possession No Onward Chain

*O.I.R.O*  
*£385,000*  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk





#### LOCATION

Pentre Bach is a delightful detached country property set in the stunning Powys countryside with far reaching views to the mountains and beyond, with the added benefit of good sized landscaped gardens having generous accommodation over a single storey all set in gardens and adjacent paddock extending to approximately 4.5 Acres. The village of Llanddewi has an active community center and it also enjoys a Church. The county town of Lladrindod Wells is about 5 miles distant and offers a comprehensive range of shopping, recreational and educational facilities and has a Railway Station, Supermarket facilities and a Cottage Hospital. There is a bus service passing by on a regular basis.

#### BRIEF DESCRIPTION

The property offers a stunning rural setting with generous accommodation over a single storey to include: an entrance hallway, living room, breakfast/kitchen, dining room, large conservatory, 3 bedrooms and bathroom, all benefiting from double glazing and oil fired central heating. Outside, the property has a good sized detached double garage with a block paved driveway providing ample vehicular parking, with gardens to the front, side and rear. Immediately adjacent to the bungalow is a useful paddock which is currently used for permanent grazing and extends to approximately 4.5 Acres and would be ideal for a hobby farm, small holding or pony paddock. The property enjoys a truly stunning rural setting with far reach countryside views towards the mountains and beyond. The Agents strongly recommend internal inspection to appreciate the size and setting of the property on offer which is being sold with Vacant Possession and No Onward Chain.

#### SERVICES

Mains Electricity & Water. Private Drainage.  
Oil fired central heating.

#### OUTGOINGS

Council Tax Band: E

#### LOCAL AUTHORITY

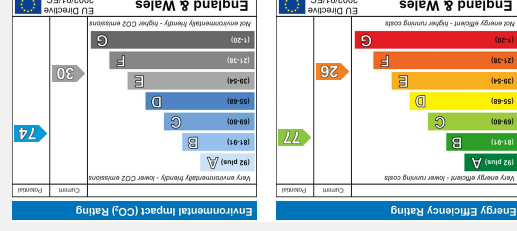
Powys County Council. tel. 01597 826000.

#### VIEWING

Strictly by prior appointment through the Agents, Jackson Property.  
Tel. 01568 610600.



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.



**DIRECTIONS**

Leaving Leominster on the A44, continue towards Kington, upon approaching Kington at the island turn right, take the 3rd exit, continue along to the next island where you continue straight over and follow this road to Crossgates. At the island at Crossgates turn right, take the 3rd exit continue to follow this road for approximately 4 miles where the turning to the property can be located on the left hand side. Continue to follow this road along where the property can be located on the left hand side as denoted by the 'For Sale' board.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

