



9 Kendal Row, Belthorn

£169,950 Leasehold

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



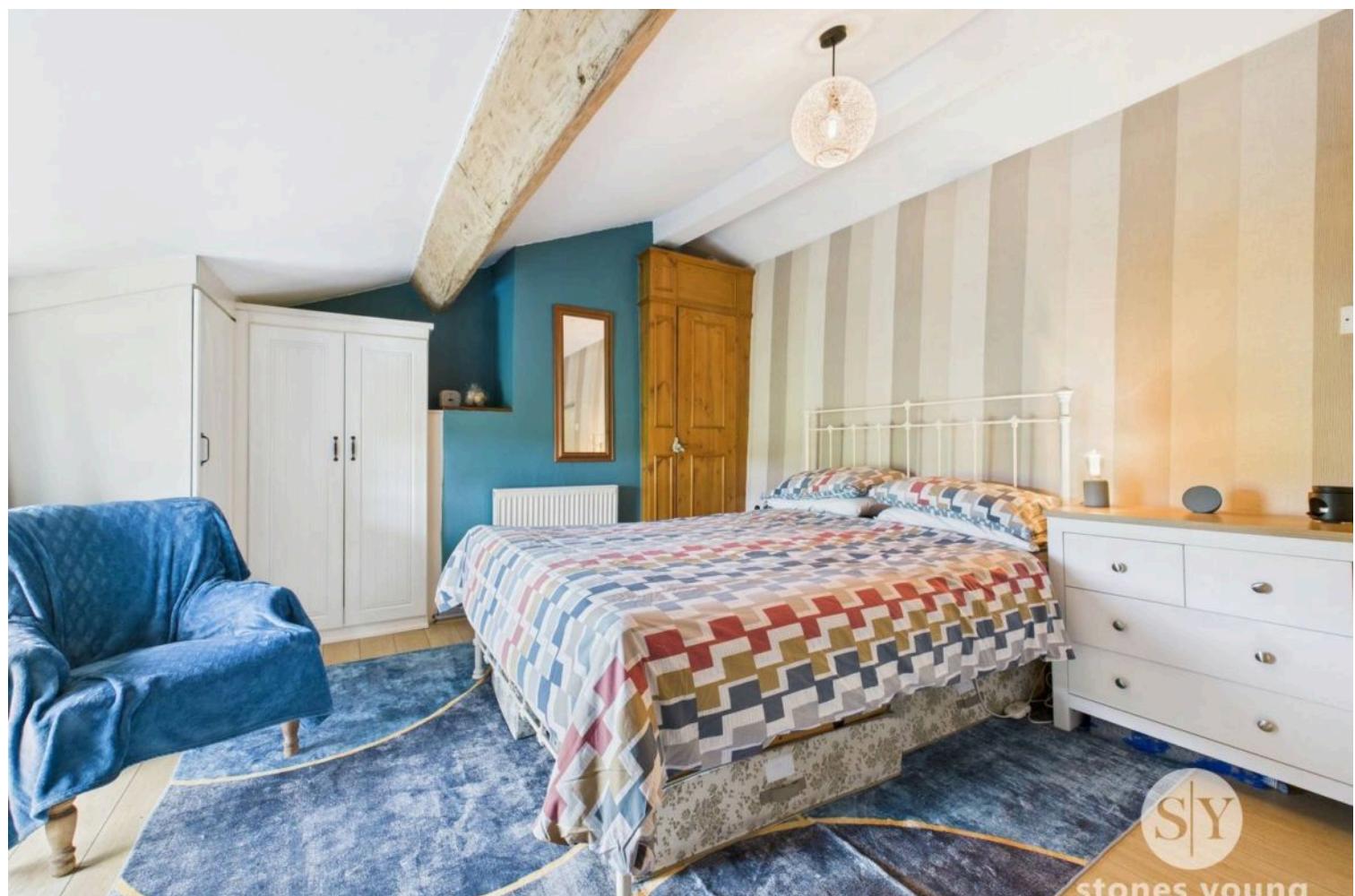
CHARMING COTTAGE SET IN THE PICTURESQUE VILLAGE OF BELTHORN Stones Young presents this delightful stone built cottage, offering an incredible standard of recently refurbished accommodation with a beautiful rustic finish. Boasting stylish interior design and generous room sizes, this property is sure to make a wonderful home for those looking to reside in this admirable setting.

This attractive property briefly comprises a spacious, elegant lounge featuring wood beams and a large window overlooking the front. This sophisticated space makes an excellent area to relax, and flows wonderfully in to the kitchen. You'll find ample storage here in the form of base and eye level units with contrasting counter tops, complimented by high quality fixtures and fittings and Brecon Weathered Oak Stratex flooring, stating the care attention the current owners have put into their home.

On the first floor, leading from the landing, is the spacious master bedroom. With exposed wood beams bringing character to the room, this is the ultimate haven to unwind. The second bedroom is also a comfortable single bedroom featuring wood beams and tranquil décor. Completing the internal accommodation is the contemporary three piece wet room in white. The property is warmed through gas central heating and benefits from double glazing throughout.

The prominent feature is the emphatic rear garden which opens with a flagged Indian stone patio, ideal for soaking in the views on show. Progressing further down the garden provides additional seating areas with mature boundaries making this a haven for garden enthusiasts.

Due to the enviable location and stunning accommodation on offer here, high interest is expected and so early viewing is essential.



Lounge

Laminate flooring, original beams, multi fuel stove, double glazed uPVC window, composite front door, panel radiator.

Kitchen Diner

Brecon Weathered oak Stratex flooring, fitted base units with contrasting work surfaces and up stands, sink and free standing drainer, AEG electric hob and oven, integral fridge and freezer, plumbed for washing machine, wood beams, ceiling spotlights, plinth heater, space for dining table, double glazed uPVC window and composite door.

Landing

Carpet flooring, panel radiator.

Master Bedroom

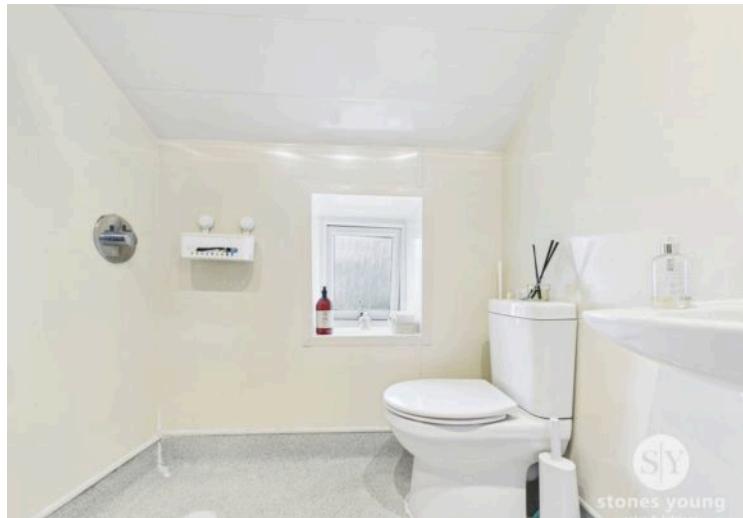
Laminate flooring, fitted wardrobes, double glazed uPVC windows panel radiator.

Bedroom Two

Single bedroom with carpet flooring, wood beam, double glazed uPVC window, panel radiator.

Wet Room

Three piece comprising of shower, wc and basin, ceiling spot lights, frosted double glazed uPVC window, towel radiator.





Floor 0



Floor 1



Approximate total area⁽¹⁾

560 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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