



Pentwyn, 50 Green Lane, Leominster, Herefordshire HR6 8QW

Refurbished and Extended 3 Bedroom Detached Bungalow O.I.R.O £329,500



**Pentwyn, 50 Green Lane
Leominster
Herefordshire
HR6 8QW
O.I.R.O £329,500**

- Situated in a Mature and Sought After Residential Position in the Popular Well-Serviced North Herefordshire Market Town of Leominster
- Refurbished and Improved to a Very High Standard Detached 3 Bedroomed Bungalow.
- Spacious Accommodation to Include Good Sized Kitchen with Quality Fittings and Integral Appliances. Living Room with Feature Woodburning Stove.
- Good Sized Gardens to Front and Rear. Useful Outbuilding with Detached Garage. Ample Driveway Parking

LOCATION

Green Lane is a mature residential area, enjoying a convenient position in the North Herefordshire market town of Leominster. The town itself offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links including railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found and the popular South Shropshire Historic town of Ludlow is also close to hand.

BRIEF DESCRIPTION

Pentwyn is a deceptively spacious and very well presented detached bungalow having undergone a scheme of refurbishment to include an open-plan entrance hall leading into a fitted kitchen with a very good range of base and wall units with granite worktops and appliances consisting of a range cooker, integral fridge-freezer, integral washing machine and a newly appointed combination boiler for the heating system. The living room has double-glazed bay windows to the front overlooking the gardens and having good quality wooden flooring with decorative woodburning stove. Moving through there is an inner hall with tiled flooring and stairs off to the first floor. There is also a ground floor bedroom with doors to the rear fitted with central heating radiator and useful en-suite shower room comprising low level w.c. wash hand basin with vanity unit, shower cubicle, radiator and double-glazed window to the rear. There is an additional family bathroom which has a freestanding slipper bath with low level w.c. wash hand basin and heated towel rail with double-glazed window to the side. The ground floor has an additional double bedroom, again with double-glazed window to the rear and central heating radiator fitted. To the first floor there is a useful store room with Velux window to the side and radiator, moving through to an additional bedroom with double-glazed windows to the rear with open aspect views and walk through to the additional shower room fitted with low level w.c. shower, heated towel rail and a feature composite round sink on a decorative wooden unit, again with Velux window and spotlights.

Outside, the bungalow enjoys a good sized plot with gardens to the front and rear with driveway parking and a feature paved patio leading through gated access to the rear for additional vehicles/caravan. This leads to a good sized detached office/hobby room measuring 16'11" x 9'0" (516m x 2.75m) with double-glazed window to the side and double-glazed doors. To the front it has a useful wooden unit with inset Belfast sink, wooden flooring, plumbing facility for washing machine and spotlights, a very useful room. The property also has the benefit of a detached garage with double opening doors to the front and rear.

The Agents strongly recommend early inspection to appreciate the setting and the investment that has been put into this delightful property which is being offered for sale with Vacant Possession and No Onward Chain.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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

DIRECTIONS

Leaving Leominster along Green Lane, continue to follow the road along all the way to the top where the bungalow can be located on the right hand side.

Jackson Property (Leominster)

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





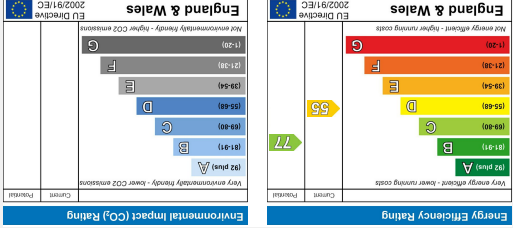


the statements contained in these particulars.

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.

ROOM MEASUREMENTS

- GROUND FLOOR
- LOUNGE - 16'8 x 13'1 (5.08m x 3.99m)
- KITCHEN - 16'8 x 11'2 (5.08m x 3.40m)
- BEDROOM 1 - 16'9 x 9'4 (5.11m x 2.84m)
- BEDROOM 2 - 10'10 x 9'7 (3.30m x 2.92m)
- FIRST FLOOR
- BEDROOM 3 - 10'0 x 8'0 (3.05m x 2.44m)



3 Broad Street, Leominster, Herefordshire, HR6 8BT
 info@bill-jackson.co.uk www.bill-jackson.co.uk
 t: 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.

Total area: approx. 103.3 sq. metres (1111.5 sq. feet)

