



4 Moor Croft, Kinnerton, Presteigne, Powys, LD8 2PD
Offers in the region of £390,000

**COBB
AMOS**
LAND & NEW HOMES

A great opportunity to purchase a spacious detached property, currently under construction in a rural location near New Radnor as part of a select development of five properties.

NO ONWARD CHAIN.

Introduction

4 Moor Croft offers buyers the opportunity to purchase a brand new build currently under construction, with architects certificate, which is set to be completed in September 2021 in a rural location backing on to open countryside with an expansive garden to the rear. The property will have four double bedrooms, one with ensuite, living room, study, kitchen/dining room, utility room, family bathroom, WC and a garage/workshop to the side. The property has Category B1 usage, meaning you are able to work from home or run a business. The site is a select development of five properties with three completed and occupied.

Property description

The spacious entrance hall will have stairs rising to the first floor, large window affording a lot of light into the property and doors leading off to the the ground floor accommodation. To the front of the property there will be a WC and a study/second reception room with a door into the garage/workshop. To the rear there will be a living room with double doors leading out onto a patio area and the kitchen/dining room will be fitted with a range of modern units, window to the front and double doors out on to the garden at the rear. There will also be a spacious utility room with a door out to the garden.

On the first floor there will be four double bedrooms with the main having an ensuite bathroom and a family bathroom.

Gardens and parking

The property will have parking to the front and a landscaped garden. To the rear there will be a patio area off the kitchen/dining room and living room which will have steps to the higher level. The garden backs onto the adjoining farm land and looks out across the countryside that surrounds you.

Location

The property is situated in the small hamlet of Kinnerton near New Radnor which is a charming village, to the south of the Radnor Forest, that is steeped in history with the castle mound overlooking the village. The property is situated on the edge of the village which enjoys a variety of amenities to include a popular primary school, local shop and active village hall. New Radnor is visited once a week each by the mobile Post Office and library. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton. Nearby Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres and health services.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.



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£390,000

4 Moor Croft
Kinnerton
Presteigne
Powys
LD8 2PD

Summary

- New build - ready September 2021
- 4 beds, 2 reception rooms
- Garage/Workshop
- Large garden
- Rural village location
- No onward chain

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