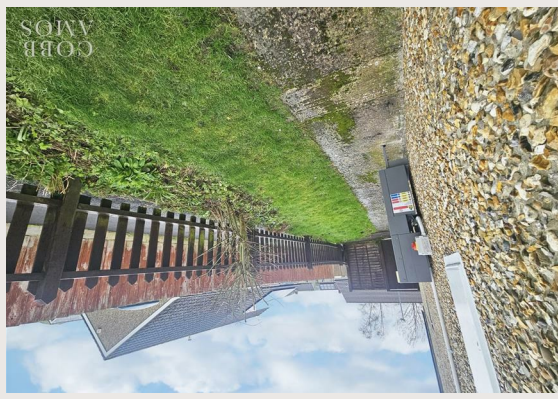

11, Glyndwr, Knucklas, LD7 1RR
Price £145,000

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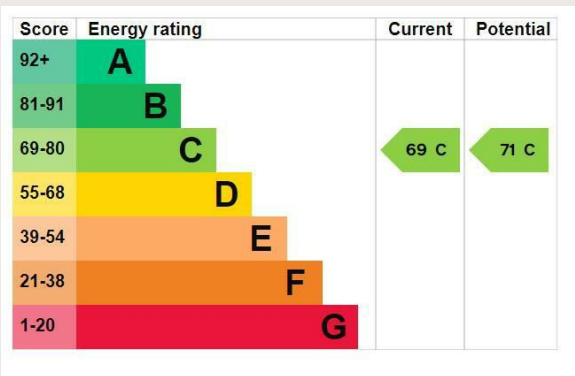
11 Glyndwr
Knucklas

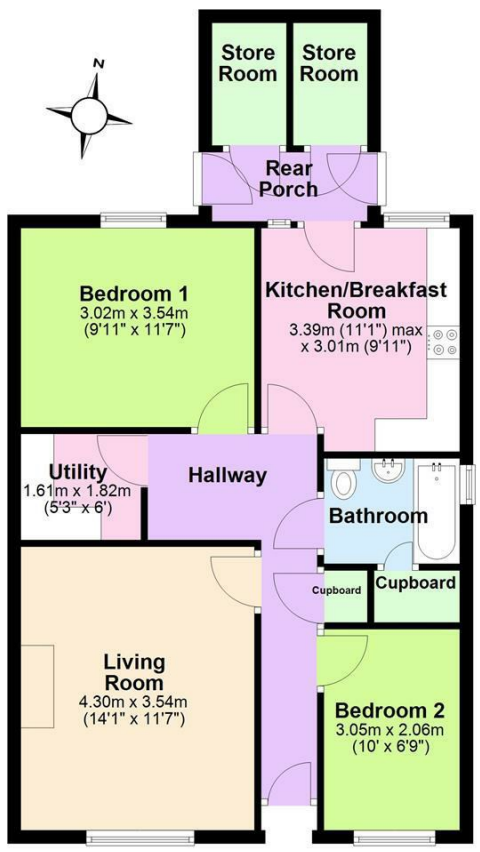
A concrete pre-fab semi-detached bungalow sat in the village of Knucklas, with a Victorian viaduct as the main feature with a train station in the village. The property has front and rear gardens, on street parking and is offered for sale with no onward chain. The property has undergone some recent improvements with solar panels and new windows and is ready to move into.

- Semi-detached bungalow
- Gardens front and rear
- Solar panels included and new uPVC windows
- Village location
- Two bedrooms
- Non-traditional build
- No onward chain

Material Information
Price £145,000
Tenure: Freehold
Local Authority: Powys
Council Tax: B
EPC: C (69)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 68.0 sq. metres (732.2 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
This semi-detached two bedroom bungalow sits in the village of Knucklas near the border town of Presteigne. It has undergone recent improvements to include solar panels and batteries and new double glazed uPVC windows throughout. The property has gardens to the front and rear, on street parking and two very hand store rooms off the back of the property.

The accommodation comprises: hall, living room, kitchen/breakfast room, two bedrooms, utility, bathroom, rear porch and store rooms.

Property descrition
The front door leads into the hall with doorways leading off to the accommodation. To the front you have the living room with large window overlooking the garden and across the hall you have the smaller second bedrooms, which could be a very handy office. Further down the hall you have the bathroom to you right which is fitted with a white suite with an electric shower over the bath. There is also an airing cupboard which houses the oil fired boiler. From the hall at the end of the hall you find the main bedroom, overlooking the garden and the utility room which has a range of wall and base units. Then there is the kitchen/breakfast room which is fitted with a range of wall and base units, space for fridge/freezer, washing machine and an electric oven. A door leads out to the rear porch with doors leading into the garden and then doors into the store rooms, one with a workbench the other perfect for recycling boxes and garden equipment.

Gardens and parking
The property is approached via a timber gate and is fenced to the front and sides with a concrete path leading to the front door and down the side of the property and a lawned area to the front. A timber gate leads through into the rear level enclosed garden with patio area off the side of the rear porch and then lawn to the far end. There is a further patio area with gravel to the far side under the bedroom window and the oil tank sites to the rear of the store rooms.

Location
Located on a no through lane with three other dwellings near Knucklas which is a small rural village with a Viaduct with houses nestled at its base surrounded by lovely Welsh countryside. Knucklas has a strong community with projects such as the Community Land Project which has meant the village owns the castle and field, with allotments available to residents, and a popular public inn. The village has strong links with local artists, several are based in the village, and the walking community. The village has its own train station on the Heart of Wales line with links to Swansea and Shrewsbury and is situated a couple of miles away from the market town of Knighton which offers a range of services to include supermarket, post office, pharmacy, doctors, dentist, shops, leisure centre and primary school.

Services
Mains services connected are electricity, water and drainage oil central heating. The property also has solar panels on the roof which have batteries to store your generated energy.

Agents notes - Construction
Please note the property is of non-standard construction and buyers should seek advise from a financial advisor if buying with a mortgage before viewing the property.

Broadband
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 5 Mbps 0.7 Mbps Good
Superfast Not available
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD71RR&uprn=10011772400

Mobile
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.
EE Poor to none outdoor
O2 Poor to none outdoor
Three Variable outdoor
Vodafon Variable outdoor
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Directions
Using What Three words you will find the gated entrance using ///trucked.strut.rebel From Knighton, simply follow the B4355 west for a few minutes until you enter Knucklas. Om entering the village, turn left off the main road, take second left onto Glyn Dwr and then right. The property can be found on your right hand side.