



36, Underhill Crescent, Knighton, LD7 1DG  
Guide Price £295,000

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# 36 Underhill Crescent Knighton

A detached three/four bedroom bungalow in a great location just off the town centre of the border town of Knighton. The property has an attached garage, gardens with decked area off the reception rooms plus parking. With its elevated position offering wide views is really worth viewing.

- Detached bungalow
- Three/four bedrooms
- One/two reception rooms
- Views of town and hills
- Centre of town a short walk
- Driveway, gardens and parking
- Well presented

## Material Information

**Guide Price** £295,000

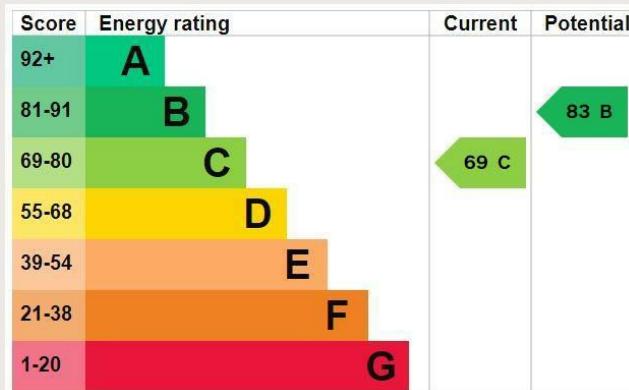
**Tenure:** Freehold

**Local Authority:** Powys

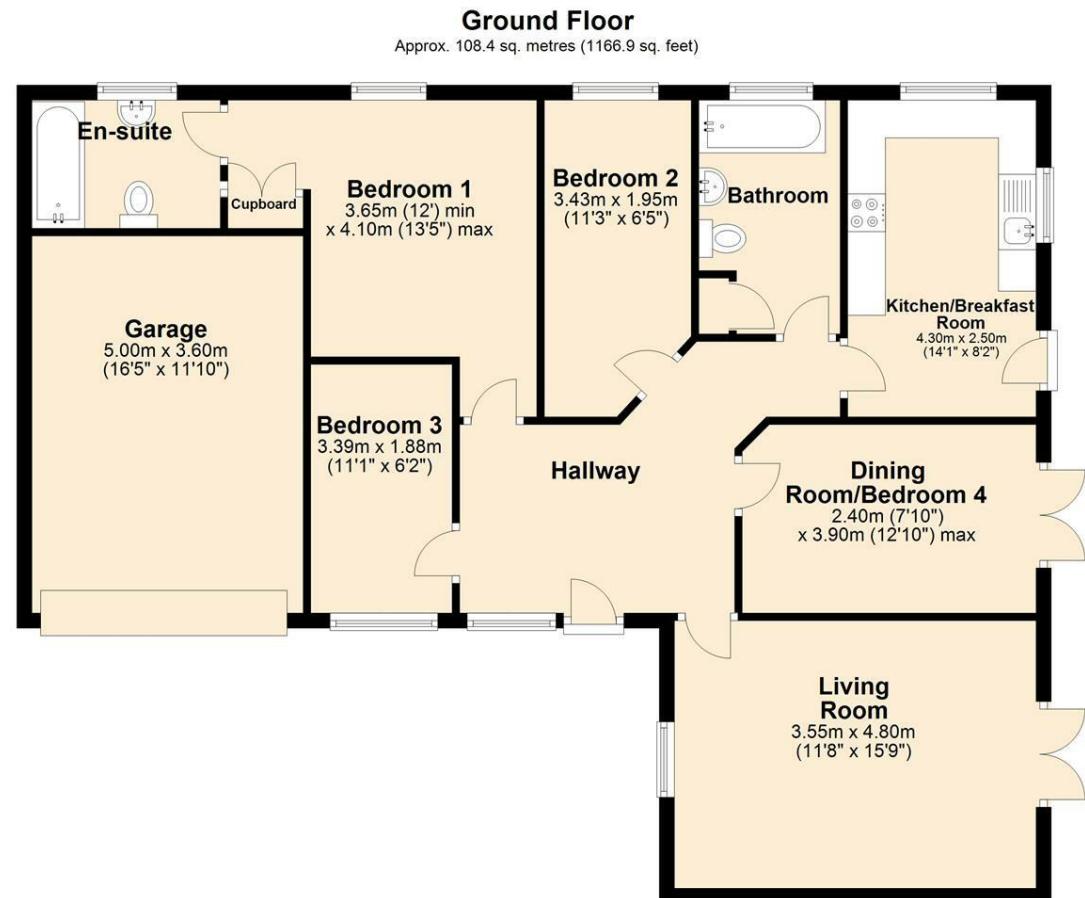
**Council Tax:** E

**EPC:** C (69)

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



Total area: approx. 108.4 sq. metres (1166.9 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

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

36 is a detached well presented and maintained bungalow offering three/four bedrooms, with one having an ensuite bathroom, one/two reception rooms and family bathroom. Sitting in a slightly elevated position it has views over the town onto Kinsley Wood beyond, plus parking for a number of vehicles on the driveway and an attached garage.

The accommodation comprises: entrance hall, living room, dining room(fourth bedroom), kitchen, three bedrooms, bathroom and ensuite bathroom.

## Property description

The front door leads through to the central hall that has doors leading off to the various rooms throughout the property. To the front is a living room with window to the front and patio doors leading out onto the deck, the dining room/bedroom has the same feature and ensures you can open up the rooms and bring the outside in. The kitchen is fitted with a range of wall and base units, space for appliances tiled flooring and a door leading out to the garden and path that wraps around the rear of the property. The main bedroom has a fitted wardrobe and leads through to the ensuite bathroom with a white suite, shower over the bath and tiled flooring. The two bedrooms are ideal single rooms or could be home offices and craft room with the main bathroom being fitted with a white three piece suite and shower over.

## Gardens, garage and parking

The property is approached over a shared driveway with next door and leads to the graveled area for parking in front of the house and garage. A path runs around the side and across the rear of the property that leads to a decked area situated in front of the kitchen, dining room and living room. This offers a great place for seating to enjoy the surroundings. Below the deck is an area planted with mature plants and shrubs that leads down a stone wall with wrought iron railings to the boundary. This area could be developed further with terraces if needed.

## Location

The property is located in an elevated position just off the town centre of Knighton (Tref y Clawdd) which is located in Mid Wales. Knighton is a market town within the historic county of Radnorshire, lying on the river Teme. The railway station gives access to the Heart of Wales line running between Shrewsbury and Swansea. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow. Knighton sits at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 16 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

## Services

All mains services are connected. Powys County Council Council Tax Band E. We are also advised the property is being sold as a FREEHOLD.

## Agents Notes

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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From our office on Broad Street proceed down the hill onto Bridge Street, on reaching the cross roads turn right on Frydd Road. After approximately 200 yards turn left onto Underhill Crescent, turn immediately right and the property as at the top of the drive. //headstone.depend.landed



