



21-22, West Street, Knighton, LD7 1EN
Price £325,000

21-22 West Street Knighton

A stunning townhouse on the outskirts of Knighton which has been improved by the current owner. Set over four floors all centred around a stunning spiral staircase. There are four double bedrooms, three reception rooms, kitchen/breakfast room and a lovely garden with off road parking. Viewings are highly recommended for this stylish home.

- End of terrace town house
- Accommodation spread over four floors
- Four bedrooms, three reception rooms
- Terraced garden and car port parking
- Just off the town centre
- Views onto the surrounding countryside
- Cellar with potential

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: D (58)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



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

A wonderfully presented four bedroom property with flexible accommodation to suit any owner, totalling over 2,500 square feet, located just off the town centre of Knighton. With fantastic accommodation split over three floors, with an additional floor as a cellar, car port parking and garden in an elevated position with views across the town and countryside beyond.

The accommodation comprises: hallway, kitchen / breakfast room, open plan living room/dining room, snug, WC, family shower room, four double bedrooms and a cellar.

Property description

The front door opens directly into the roomy downstairs hallway, where you are immediately greeted by the spiral staircase which rises the entire height of the building from the cellar to the third floor. Directly in front of you is the kitchen/breakfast room which has matching Navy Blue traditional wall and base units, integrated electric oven with gas hob over, space for a washing machine, tumble dryer and fridge-freezer. There is also a working dumbwaiter, going up to the second floor. There is a breakfast bar and space for a table chairs should you need the space. A door from the kitchen leads to outside area and car port which is very handy. off the kitchen is a boot room area for coats and shoes and leads to a ground floor WC. From the hall, a sliding door leads into the living/dining room which is flooded with light from the windows and has plenty of space for a dining area and then living area. The dining area has a tiled floor and leads through to the living area with a carpet. These areas are separated by a temporary screen so the space can be used as one area or separated into two.

The first floor has two bedrooms, snug area and the shower room. The main bedroom is a large double aspect space with an imposing feature fireplace with alcoving and inset gas fire, this could also be used as living space if a buyer wanted more flexible accommodation. This room is also situated next to the main bathroom which would mean potential to create an en-suite master suite. The snug features the most wonderful tiled ceiling feature and is a cosy space for sitting and enjoying the views over garden via the sliding doors. The family shower room is situated on this floor and has a white three piece suite consisting of large, double electric shower, WC and wash hand basin.

Up the spiral stairs to the second floor, where you will find the third and fourth bedrooms, both of which are good sized double rooms with wardrobes and front aspect windows. overlooking the town and hills beyond. Accessed off of the ground floor the spiral stair case leads down to the large cellar which is used by the current owners for storage purposes and has potential for conversion (STPP).

Gardens and parking

The property has a good sized car port to the side of the property with ample space for a car and bikes etc. there is also space for a small amenity area for bins and recycling. The garden is level and can be accessed from the steps from the car port or off the snug via the sliding doors. There is a decked area for a table and chairs or sofa and great place to relax. There are mature flower beds along the border, a shed to the corner and an area of artificial turf. Further parking is available on street parking is available out the front of the property on Norton Street.

Location

The property is located just off the town centre of Knighton (Tref y Clawdd) which is located in Mid Wales, and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. 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 with Knighton sitting 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

Freehold property, all mains services are connected.

Agents notes

The energy performance certificate was carried out prior to the installation of the replacement windows and doors. Please note the property is located in a conservation area.

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

From our office on Broad Street continue on the A4113 up the hill passing the clock tower on the left and side, continue along Broad Street which leads to est Street and you will pass the Library on the right hand side and the property is opposite the turning for the Offas Dyke Centre.



