



4, The Dingle, Knighton, LD7 1LD
Price £350,000

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4 The Dingle Knighton

A detached three/four bedroom bungalow offering spacious accommodation that requires some modernisation. The property has gardens and woodland extending to approximately 1.4 acres across The Dingle located on the edge of the border town of Knighton.

- Detached bungalow
- Three/four bedrooms
- Edge of town location
- Gardens and woodland extending to approx. 1.5 acres
- Kitchen/dining room
- Living room and conservatory
- No onward chain
- EPC D
- Powys tax band TBC

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Powys

Council Tax: E

EPC: D (64)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

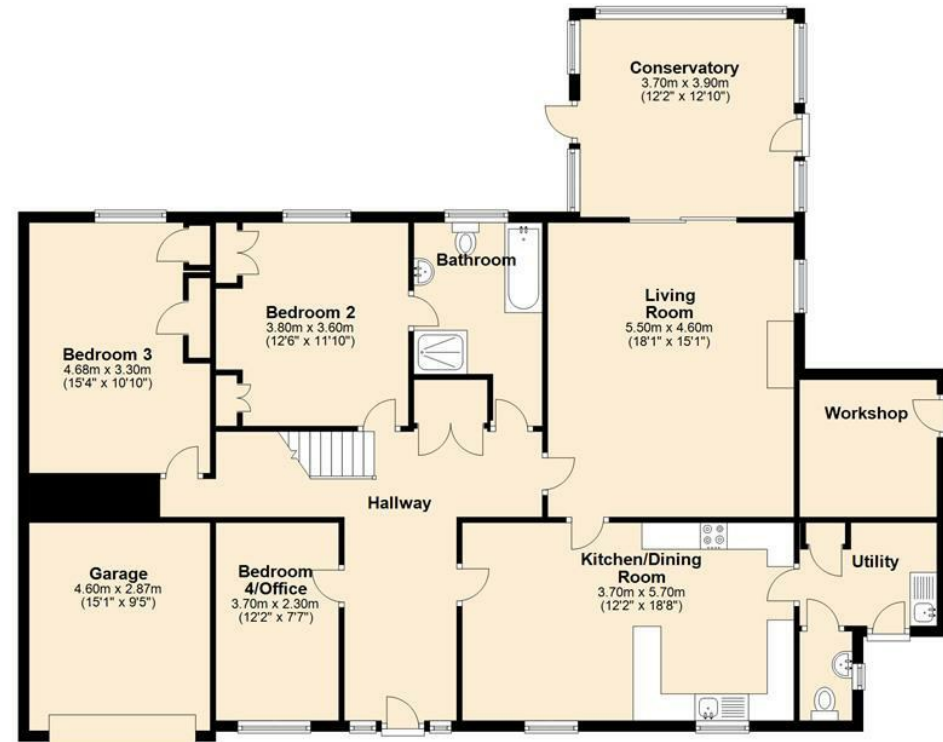
Lower Ground Floor

Approx. 15.9 sq. metres (171.6 sq. feet)



Ground Floor

Approx. 160.3 sq. metres (1725.7 sq. feet)



Total area: approx. 176.3 sq. metres (1897.3 sq. feet)

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

4 The Dingle

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

4 The Dingle is a detached bungalow with a lower level offering flexible accommodation with three to four bedrooms, multiple reception rooms, kitchen/diner and offers a great opportunity for the new create a wonderful home. Sat on the edge of the border town of Knighton in a popular residential area with gardens, garage, driveway and woodland extending to approximately 1.4 acres in total.

The accommodation comprises: entrance hall, kitchen/dining room, living room, conservatory, utility, cloakroom, bathroom, four bedrooms with one being an office at the moment.

Property description

The front door leads through into the wide hallway with doors leading off to the various accommodation and stairs leading down to bedroom one. To the left is the fourth bedroom which has been used as a home office, it could also be a play room offering flexibility. To the right is the kitchen/dining room which has new carpet to one end and could really be used a family room with space for a table, chairs and sofa. Fitted with a range of traditional cupboards, worktop space, integrated oven, hob and space other appliances. Off the kitchen is a utility, with door to front, the boiler, sink, storage cupboard, plumbing for washing machine and a very handy cloakroom with WC. From the kitchen/dining a door leads through to the living room with a stone hearth and fireplace, sliding patio doors to the conservatory overlooking the garden and doors out onto a patio. A second door from the living room leads back into the hall where you find the bathroom with a four piece suite, and two double bedrooms with fitted wardrobes and views over the garden.

Gardens, garage, parking and grounds

The property is approached via a tarmac driveway with parking for a few vehicles leading to the front door and garage. you can access the rear garden from either side of the house and to the rear you find a lawned area, bordered by mature shrubs and trees. To the far corner a steel bridge leads over the dingle and into the woodland area that runs up the bank behind the neighboring properties. In total the plot is approximately 1.4 acres, the woodland area is approx. 1 acre.

Location

Located on The Dingle of the edge of Knighton enjoying countryside views and close proximity to the primary school, leisure centre and town beyond. Knighton or Tref y Clawdd is located in Mid Wales, on the Powys/Shropshire border, 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 the centre houses in Knighton town at halfway point. 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 infamous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

Services and agents notes

All mains services are connected, with mains gas heating. Council Tax Band E. The property is being sold as a FREEHOLD.

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 £20 +VAT (£22.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From our office proceed down Broad Street onto Ludlow Road, turn right into Farrington Lane. Proceed along Farrington Lane following the road around the right hand bend onto The Dingle. Continue up the hill for about 300 yards and the property is on the left hand side as indicated by our For Sale board.

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