



Garth View, Offas Road, Knighton, LD7 1ES
Price £260,000

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Garth View, Offas Road Knighton

Located on the outskirts of the market town of Knighton, known as The Town on the Dyke a detached four bedroom bungalow that has been re-configured by the current owners to offer open plan living spaces and main bedroom with ensuite shower. The bungalow enjoys views onto the hills surrounding the town, gardens to front and rear, detached garage and shed plus a plot of land to the side with the potential for development or vegetable plot (STP).

- Detached bunfallow
- Open plan living space
- New kitchen and bathroom
- Four bedrooms, two with ensuite showers
- Gardens to the front and rear
- Detached garage and sheds
- Parking and plot of land to the side
- Non-traditional build
- Powys tax band C
- EPC Rating TBC

Material Information

Price £260,000

Tenure: Freehold

Local Authority: Powys

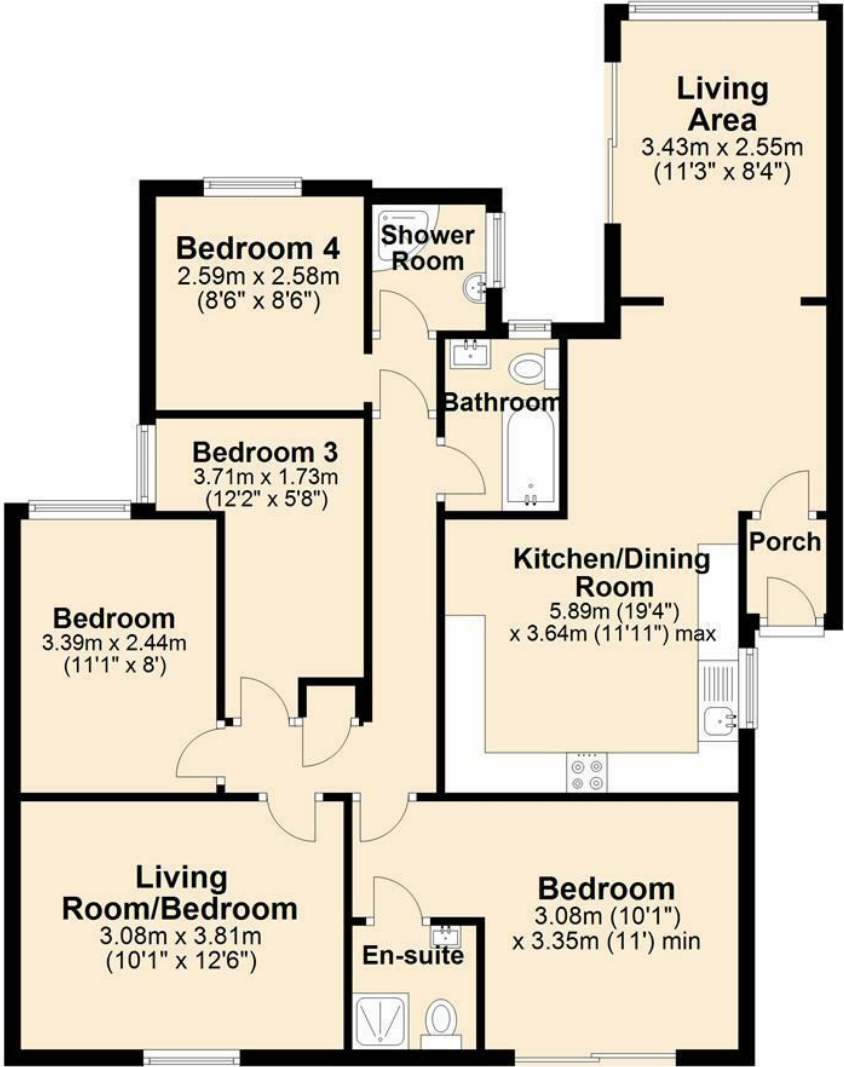
Council Tax: C

EPC: D (64)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	79
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.
Approx. 94.8 sq. metres (1020.1 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 sq. feet)

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

Garth View, Knighton

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 detached four bedroom bungalow re-configured and modernised by the current owners creating a lovely home with an open plan kitchen and living space, good sized gardens, located on the edge of the market town of Knighton with splendid views.

The accommodation comprises: entrance porch, kitchen/dining/living room, four bedrooms, two with ensuite showers, living room and family bathroom.

Property description

Entrance through the front door take you into the porch this is a handy area for hanging up wet coats and kicking off those muddy boots after the numerous countryside walks that are available from your doorstep. The porch leads into newly created open plan kitchen/living and dining space with sliding doors out to the garden, hard flooring throughout and modern units with integrated appliances. From the main living space a door leads you through the central hall way with the main bedroom, with ensuite shower room and patio doors out onto the front garden flooding the room with light. A potential fifth bedroom currently used as a snug/TV room, another double bedroom and storage cupboard housing the boiler. To the other end of the hall you find the family bathroom which is newly fitted with a modern suite and a shower over the bath. You also find another bedroom with a shower room with a white suite.

Gardens & Parking

A tarmac driveway leads you to the parking area at the side of the property where the garage is also located. In front of this is the stretch of ground which could potentially be built upon STP. The property is bordered by a timber fence and there is a gate leading to the rear garden where you find a lawned area, flower bed and steps leading down to the newly created gravelled area which catches the sun beautifully.. The front lawn has a mature hedge border and looks onto the hills beyond.

Garage

A detached single garage with double wooden doors and a small window.

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.

Construction

The bungalow is of a non traditional construction. Originally built as a timber frame building, additional insulation and a single brick skin were added externally in 2009. Purchasers are advised they need to seek advice from a financial advisor prior to viewing to see if they can obtain a mortgage.

Services

All mains services are connected, with a combination boiler. Powys Council tax band C. We are 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 up the road passing the Iconic clock tower on the left hand side and continue onto West Street and the road bears left and the property is located on the left hand side before you reach the left hand turn onto Market Street.



