

14, Castle Road, Knighton, LD7 1BA  
Guide Price £215,000

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# 14 Castle Road Knighton

A semi-detached period property with well presented accommodation to include three double bedrooms, gardens to the front and rear, garage and driveway parking. Located in the heart of the old part of the border town of Knighton the property, sat in an elevated position, is well placed for accessing the towns amenities and surrounding countryside ensuring this property is a MUST VIEW.

- Semi-detached period property
- Three bedrooms, kitchen/dining room
- Very well presented
- Garage and parking
- Gardens to the front and rear
- Just off the town centre
- EPC D
- Powys County Council tax band C

## Material Information

**Guide Price** £215,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** C

**EPC:** D (67)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

This charming property has been updated by the current owner to offer light and airy accommodation with a newly fitted bathroom and has been redecorated throughout. It offers three double bedrooms, kitchen/dining room, living room, parking and a garage. Located in the historic part of Knighton with elevated views over the town and down the Teme Valley, its perfectly placed for accessing the amenities and surrounding countryside. The accommodation comprises: hall, living room, kitchen/dining room, three bedrooms and bathroom.

## Property description

The property can be approached via the front door off the lane or the back door from the driveway and garage. The front door leads into the hall with stairs rising to the first floor, a door into the living room at the front and kitchen/dining room to the rear. The living room to the front is a cosy room with a window overlooking the front garden and a chimney breast that could have potential to be opened up for a multi fuel stove (subject to necessary inspections and permission). To the rear is a door leading out to the driveway and a then a further door leading into the kitchen/dining room which is a spacious room with a range of wall and base units, tiled flooring, space for appliances and a table and chairs. From the hall, a door leads to stairs leading down to a cellar which has potential to be developed into further accommodation or storage. On the first floor, the spacious landing has doors leading off to the three double bedrooms, with the third having potential to be used as a home office and the recently upgraded bathroom which has been fitted with a new white three piece suite with a shower over the bath, tiled floors, a mixture of tiled walls and splash boarding on the walls.

## Gardens, parking and garage

The property has gardens to the front and rear with driveway parking and a garage. The garden to the front is mainly laid to lawn to the left of the central path leading up to the front door and the neighboring front door. There is a patio area for a table and chairs to sit and enjoy the view over the Cwm and Wood beyond. To the rear is the driveway and a steps leading down to the back door with a gravelled area with mature apple tree and a further area for seating.

## Location

Castle Road is located in the oldest part of Knighton within the conservation area and is conveniently located for accessing the town centre. 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.

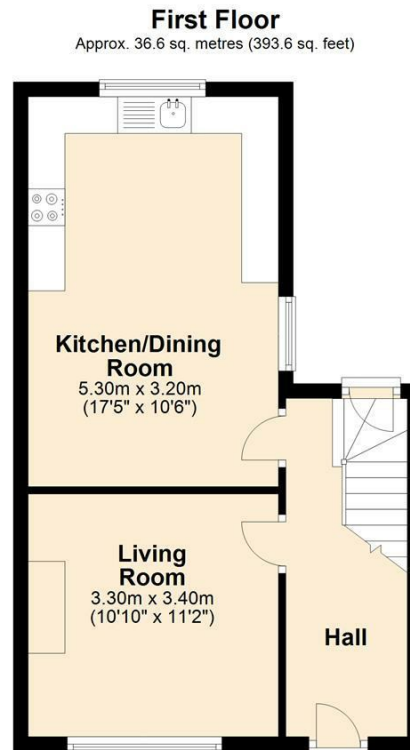
## Services

The property is connected to mains water, electricity, drainage and has gas fired central heating. It has a Powys County Council tax band of C. We are advised the property is being sold as a FREEHOLD. Prospective purchasers are advised that the gate and path is shared with the neighbouring property along with the steps leading from the driveway down to the respective back doors.

## 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.

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



Total area: approx. 79.3 sq. metres (853.0 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.

## Directions

From our office on Broad Street proceed up the road onto West Street, passing the clock tower on the left hand side follow the road around to the left on to Market Street. Proceed along this street, taking the first right onto Castle Road and the property is at the bottom of the lane on the left hand side.

