



Summerfield, Llangunllo, Knighton, LD7 1SU
Offers In The Region Of £290,000

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Summerfield Llangunllo Knighton

A well presented detached NON-TRADITIONALLY built bungalow, with three bedrooms, situated in an elevated position with approx 0.5 acres of gardens just outside of the village of Llangunllo, near the border town of Knighton with views over the valley and hills beyond.

- Detached bungalow - Non-traditional build
- Elevated and rural position
- Three bedrooms, two reception rooms
- 0.5 acre gardens and grounds
- Parking, outbuildings and storage
- EPC - F
- Powys Council Tax Band C
- CASH BUYERS ONLY

Material Information

Offers In The Region Of £290,000

Tenure: Freehold

Local Authority: Powys

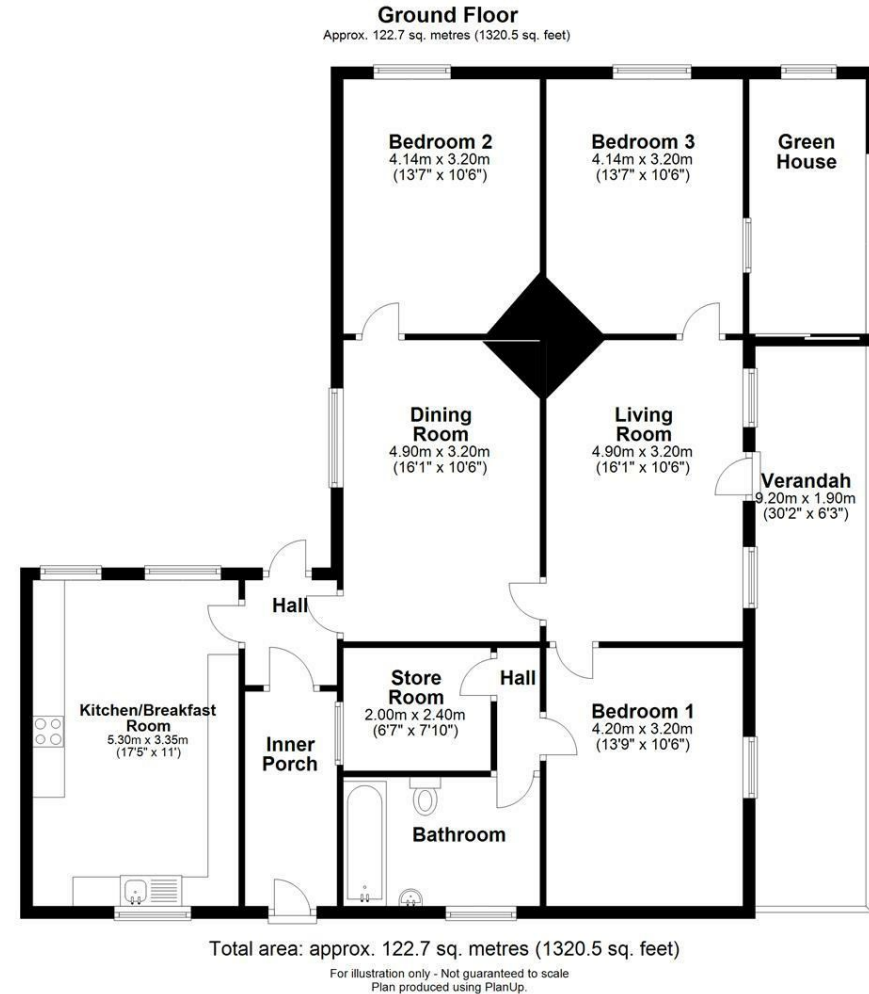
Council Tax: C

EPC: F (23)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	23 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

Summerfield is a detached bungalow of NON-TRADITIONAL CONSTRUCTION set in an elevated position with approx. 0.5 acres of gardens, outbuildings, garage and sat in an elevated position ear the village of Llangunllo in the Welsh Marches. The accommodation comprises: entrance porch, kitchen/breakfast room, dining room, living room, three bedrooms, bathroom, greenhouse and outbuildings.

Property description

The property is approached by the driveway and leads up the door leading into the inner porch, perfect for storing muddy boots and coats. A second door leads through to another hall where you have a door to the left leading into the kitchen, a door in front going back out the gardens and the a door on your right leading to the dining room. The kitchen/breakfast room has a range of wall and base units, lots of worktop space, space for appliances such as fridge, cooker and washing machine and space for a table and chairs. The dining room is across the hall and has a fireplace with an inset stove, laminate flooring and a door leading to bedroom two which has views over the garden. From the dining room a door leads through to the living room with a further fireplace, a door to the third bedroom or handy home office, a door to the Verandah that runs across the front of the property and a door to bedroom one that leads onto a store room and bathroom fitted with a white three piece suite and shower over. Across the front of the property, a perfect place to sit and enjoy your surroundings.

Grounds, Gardens and Outbuildings

The property sits in approximately 0.5 acres of grounds with a driveway leading up the property with a detached garage/workshop to one side with light and power. The majority of the gardens are laid to lawn with wide range of mature trees, shrubs and plants placed around the property. There is an ornamental pond just off the Verandah surrounded by mature shrubs and flowers. To the other side of the property is a further timber workshop/store room and amenity area of garden.

Location

Llangunllo is an unspoilt village nestled in the hills of Mid Wales near the market town of Knighton. The village has The Greyhound Inn, a train station and the village has a great community. 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.

Agents notes and services

The property has Night Storage Heating, mains electricity and Septic Tank drainage. The property has a council tax band C and we are advised the property is being sold as 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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Using what3words [///turbkeys.clash.sped](https://www.what3words.com/#!/turbkeys.clash.sped) Leaving Knighton on the A488 to Llandrindod Wells, proceed for approximately 5 miles then turn right for Llangunllo and continue along for 2 miles. On entering the village of Llangunllo, you will come to the centre of the village and to the crossroads passing the Pub. Follow this road, follow the road around the left hand bend. When you reach the crossroads, turn



