



Braewood, 5, The Dingle, Knighton, LD7 1LD
Price £325,000

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Braewood, 5 The Dingle Knighton

A lovely three bed detached home situated on the outskirts of the market town of Knighton with landscaped gardens to the rear, parking for a number of vehicles to the front and views over the town and onto the countryside surrounding the popular market town of Knighton.

- Detached dormer bungalow
- Edge of town location
- Rear landscaped gardens
- Two reception rooms with hard flooring
- Three bedrooms, Two bathrooms
- Woodland views

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: D (60)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

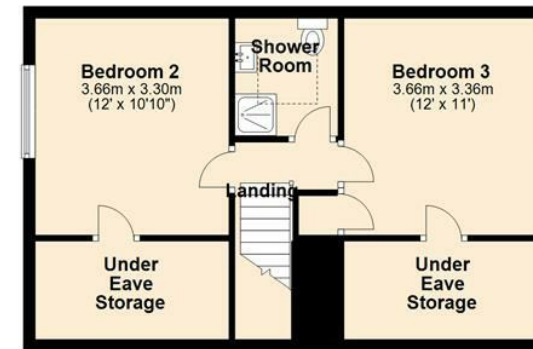
Ground Floor

Approx. 96.0 sq. metres (1033.1 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



Total area: approx. 143.3 sq. metres (1542.8 sq. feet)

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

5 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

5 The Dingle is a deceptively spacious property with three bedrooms, flexible accommodation with two reception rooms and a large kitchen/breakfast room so suits a wide range of buyers from couples to families and is located on the edge of the border town of Knighton. There are gardens to the front and rear, which have been landscaped by the current owner to include trees, flower beds, large patio area, pond and a lawned area. The accommodation comprises: entrance hall, living room, dining room, kitchen/breakfast room, utility, three bedrooms, family bathroom, shower room, internal side porch and a ground floor cloakroom.

Property description

The front door leads through into the central hall with doors leading off to the ground floor accommodation and stairs rising to the first floor. Double internal glazed doors lead into the dining room, with hard wood flooring which leads into the living room, with a feature fireplace with Clearview multi-fuel stove and a large picture window overlooking the garden. From the dining room a step leads down into the kitchen/breakfast room which is fitted with a range of wall and base units so has plenty of storage and has an inset oven and hob. There is a rear door leading out onto the patio and a door leading into the side internal porch which has a door leading back out to the front of the property. Off the internal porch is a very handy downstairs WC and a good sized utility room with Belfast sink and space for a washing machine, tumble dryer and fridge/freezer. Back in the central hallway, a door leads off to the main bedroom which over looks the rear garden and is a lovely sized double room. The bathroom is fitted with a white suite with a shower over the bath and has a tiled floor. There are two cupboards in the in the hallway.

On the the first floor there are two double bedrooms, the second bedroom having a lovely outlook over Knighton and onto Kinsley Wood beyond. Both bedrooms have doors leading to a large storage area in the eaves, both have light so are very handy for storing things away. On the first floor there is also a shower room fitted with a white suite and a Velux window.

Gardens, parking and car port

The property is approached through a large driveway with a timber post and rail fence to the front and hedge borders to the side. There is a large level area for parking and a lawned area to the side which has a path leading around to the rear of the property. Off the kitchen/breakfast room and running the rear of the property is a large terrace area which is perfect for al fresco dining, a wide range of potted plants and trees and over looks the garden below. A gentle slabbed and gravel path weaves down the garden to bottom which is mainly laid to lawn a with raised bed to one side and an ornamental pond to the other.. There is a car port 6.94m x 3.16m to the side of the property with a timber gate leading into the rear garden, along with storage sheds.

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 renowned Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

Services

All mains services are connected, with mains gas heating. Council Tax Band F. 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 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.

