



16, Underhill Crescent, Knighton, LD7 1DG  
Price £300,000

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# 16 Underhill Crescent Knighton

This detached bungalow situated in a quite cul de sac just a short distance from the town centre of Knighton. With three bedrooms, two reception rooms and far reaching views onto the countryside hills beyond. The property has driveway parking for multiple vehicles, gardens to the rear and garage. This property is being offered for sale with NO ONWARD CHAIN.

- Detached bungalow
- Three double bedrooms
- Spacious living Accomodation
- Garage and driveway parking for multiple vechles
- Gardens to the front and rear
- Situated at the end of a quiet cal de sac
- Located just off of the town center

## Material Information

**Price** £300,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** E

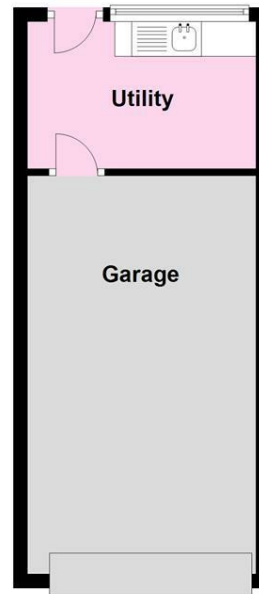
**EPC:** (null)

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# AWAITING EPC

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

**Lower Ground Floor**  
Approx. 26.0 sq. metres (279.6 sq. feet)



**Ground Floor**  
Approx. 88.8 sq. metres (955.6 sq. feet)



Total area: approx. 114.8 sq. metres (1235.3 sq. feet)

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

**16 Underhill Crescent**

*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

This detached 3 bedroom bungalow offers a great opportunity to purchase a property in need of modernizing and updating to create a lovely family home. With three double bedrooms, kitchen/breakfast room, living/dining room and conservatory. The property has wrap around gardens and a good sized driveway to fit multiple vehicles with a garage and utility room to the rear.

The accommodation comprises: entrance porch, hallway, living/dining room, kitchen/breakfast room, conservatory, three bedrooms, bathroom and utility.

## Property description

The front door leads into a very handy porch, ideal for coats and shoes, leading into the main home with central hallway with doors leading off to the various accommodation. The living/dining room is a spacious room with windows to three sides overlooking the front and rear and onto the hills beyond, there is a feature fireplace with inset gas fireplace. The kitchen/breakfast room has a range of traditional wall and base units, space for oven and a door leading to the rear garden. There are three double bedrooms, with the third having the potential to be used as a home office. The bathroom is fitted with a white suite with a shower over the bath, white tiles to the walls and vanity sink and WC. On the side of the house is a conservatory accessed via patio doors to the rear and is a lovely spot to enjoy your surroundings. Under the house you find the garage and a utility room which has its own door from the rear garden and has space and plumbing for a washing machine. There is also a door into some further storage space from the utility room.

## Gardens, parking and garage

The property has a large block paved driveway with parking for a number of vehicles which runs down the side of the property and in front of the garage which has an up and over door and light and power. To the front there is a patio area, a path leading to the front door and around the side of the property and a level lawned area. To the rear there are tiered levels with lawn at the top, steps leading down to the middle level with patio area and then lower level where you find a further lawned area and can access the utility and driveway.

## Location

The property is located in an elevated position just off the town centre of Knighton (Tref y Clawdd) which is located in Mid Wales, Knighton is a market town within the historic county of Radnorshire, lying on the river Teme. The railway station gives access to the Heart of Wales line running between Shrewsbury and Swansea. 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. Knighton sits 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

All mains services are connected, with gas heating and combi-boiler. Double Glazed windows throughout. Powys Council tax band E. 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 down the hill onto Bridge Street, on reaching the cross roads turn right on Frydd Road. After approximately 200 yards turn left onto Underhill Crescent, the property can be found at the end of the cul de sac as indicated by our For Sale Board..



