



Hafren, Millfield Close, Knighton, LD7 1HE  
Offers In The Region Of £260,000

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# Hafren Millfield Close Knighton

This detached three bedroom bungalow occupies a corner plot in a quiet cul de sac on the fringes of the border town of Knighton. The property has new carpets, new heating system and has recently been decorated throughout. Offered for sale with No Onward Chain.

- Detached bungalow
- Three bedrooms
- Two reception rooms
- Gardens, parking and garage
- Edge of town location
- Viewing recommended
- No onward chain

## Material Information

**Offers In The Region Of** £260,000

**Tenure:** Freehold

**Local Authority:** POWYS

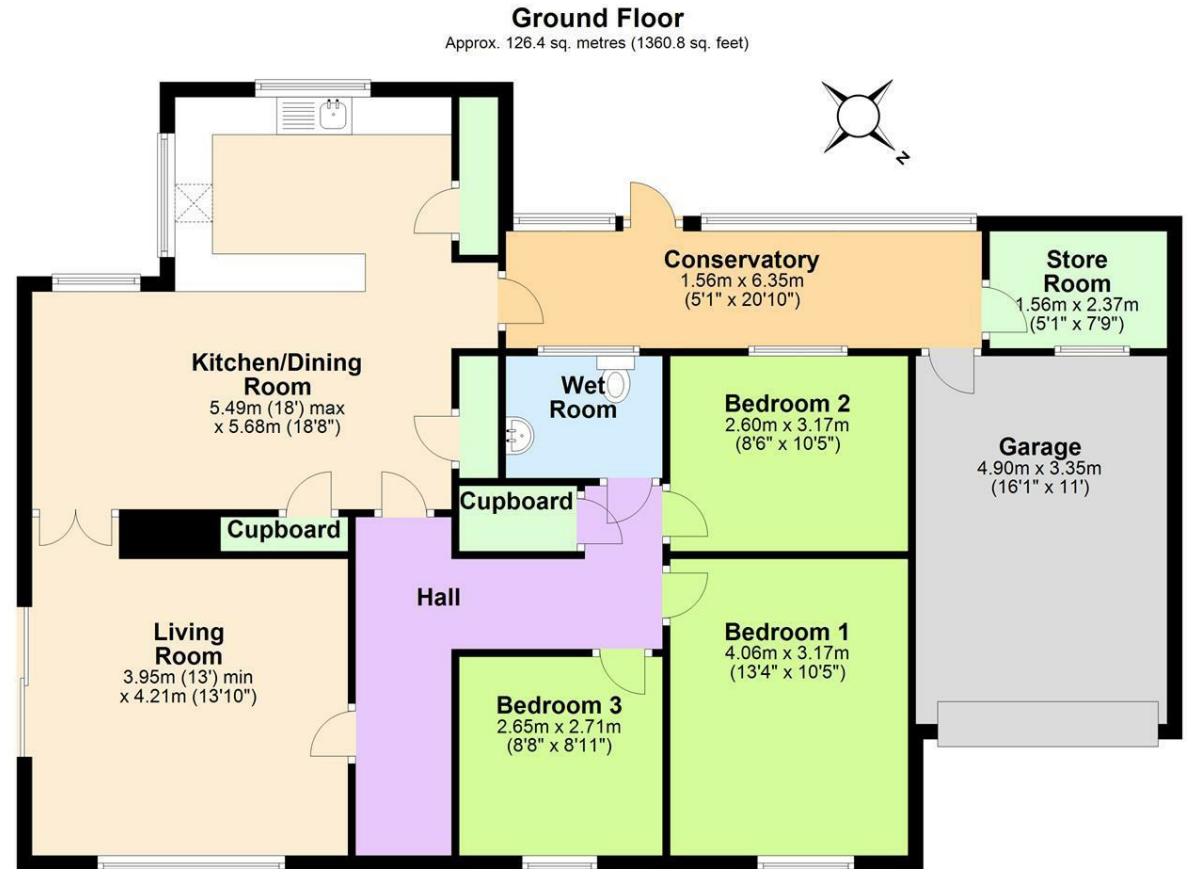
**Council Tax:** E

**EPC:** C (71)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 126.4 sq. metres (1360.8 sq. feet)

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

**Hafren**

*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

Hafren is a detached bungalow located in a quiet cul de sac nestled on the fringes of the market town of Knighton with views onto the surrounding woodland and hills. The property has recently undergone partial improvements with new heating system, carpets and decorated throughout and ready for a new owner to create a wonderful home. The property occupies a corner plot with gardens to three sides and a garage and driveway to the fourth.

The accommodation comprises: entrance porch, hallway, living room, kitchen/dining room, three bedrooms, wet room, conservatory, store room and garage.

## Property description

The front door leads into an enclosed porch which leads on into the main hallway with doors leading off to the various accommodation, with newly decorated walls, new carpets and vinyl flooring throughout. The living room has a window to the front, sliding doors out to the garden and double doors leading through to the kitchen/dining room. There is a fireplace mount on the wall ready for someone to install an electric fire or a multi-fuel stove (Subject to necessary inspections) to create a focal point. The kitchen/dining room has windows over looking the rear garden, ample space for a table and chairs, breakfast bar and a range of base units with space for appliances and built in cupboards. A door leads through to the conservatory that runs the rear of the property, a door leading to the garden and also doors into the garage and store room. Off the hallway to the far end you find two double bedrooms and a third single which could be used as a home office. There is a wet room with a shower on the wall, WC and sink. There is also a cupboard in the hall that houses the new Worcester comb- boiler.

## Gardens, parking and garage

The property is approached via a timber gate with a timber fence enclosing the front garden and leads to the front door. to the front the garden is mainly laid tog ravel with space for pots, table and chairs and a raised bed to the end planted with mature shrubs and trees. A gate leads through to the rear garden which is bordered by a mature hedge and is laid to gravel with scope to create a lovely private space. The property has driveway parking for one/two vehicles and an attached garage with light, power and an up and over door.

## Location

The property is located on the outskirts 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 infamous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

## Services

The property has all mains services connected, with all new heating system recently installed with a new Worcester boiler. Powys County Council tax band E. We are advised the property is being sold 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 in Broad Street, continue onto West Street then Offas Road and then onto Penybont Road. Then turn left onto Millfield Close and the property is on your right, as indicated by our For Sale Board.



