Kintyre, Millfield Close, Knighton, LD7 1HE

Offers In The Region Of £247,500

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Kintyre Millfield Close Knighton

A detached four bedroom bungalow set in a quiet cul de sac on the fringes of the border town of Knighton, surrounded by stunning hills and countryside. The property has gardens to the front and rear, driveway parking and a detached garage. With some modernisation the property offers a great opportunity to a buyer looking to create a wonderful home.

- Detached bungalow
- Light and flexible accommodation
- Four bedrooms, one bathroom
- Spacious living/dining room
- Gardens to front and rear
- Detached garage and driveway parking
- Private cul de sac location

Material Information
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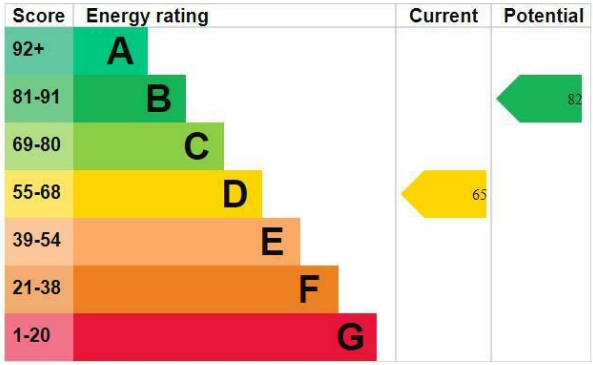
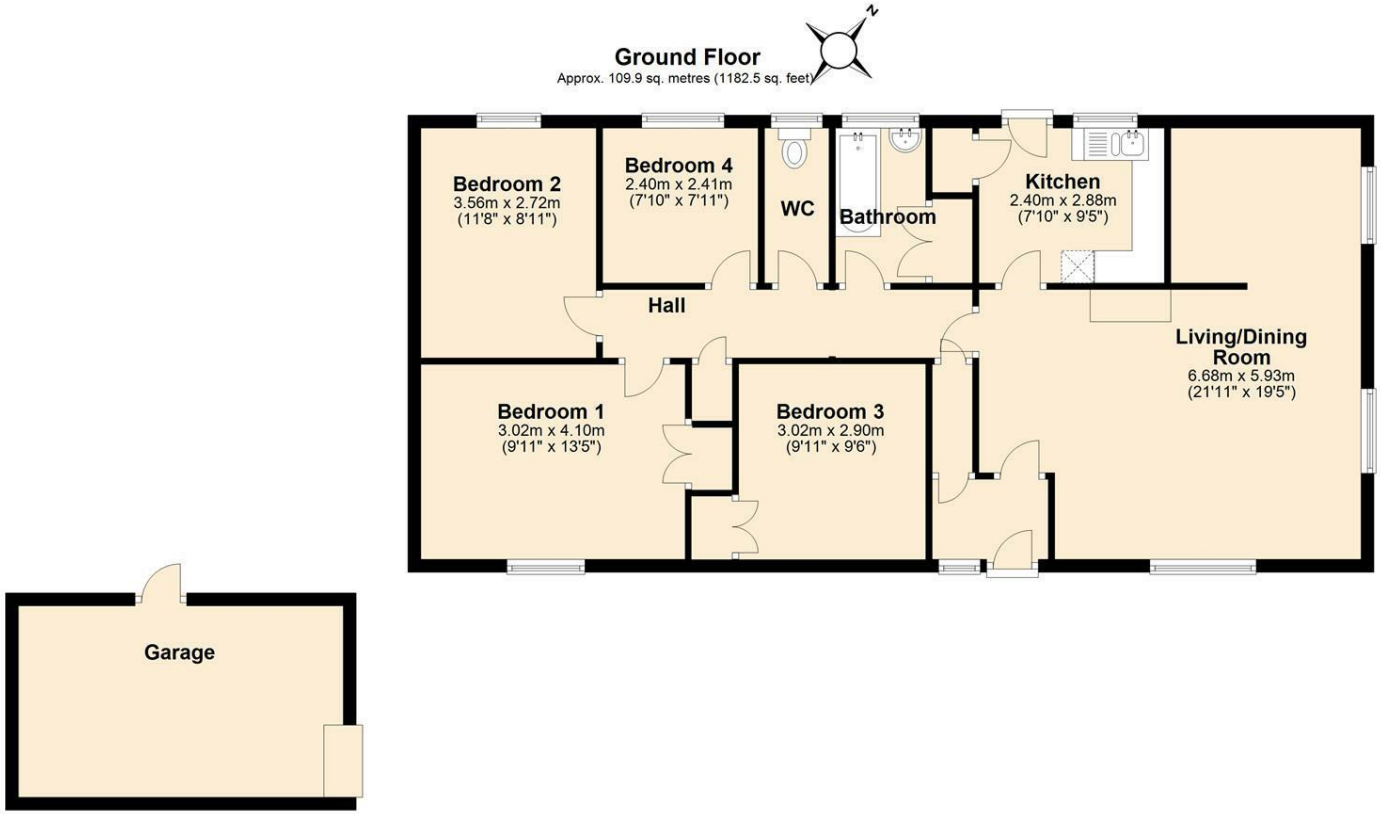
Tenure: Freehold
Local Authority: Powys
Council Tax: E
EPC: D (65)
For more material information visit www.cobbamos.com



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



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)
For illustration only - Not guaranteed to scale
Plan produced using PlanUp.
Kintyre

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
Kintyre is a detached four bedrooms bungalow with potential for a new owner to modernise and create a wonderful family home, with open plan living/dining room located in a peaceful cul de sac on the fringes of the border town of Knighton. The property has parking on a private driveway for a number of cars, a detached garage, enclosed gardens to the rear and gardens to the front.

The accommodation comprises: entrance hall, living/dining room, kitchen, four bedrooms, WC and bathroom.

Property description
The front door, off the driveway to the side, leads into a hall area with space for coats and shoes and a door to a useful storage cupboard. A door leads you through into the living/dining room with large windows overlooking the front garden and the side, an inset electric fire and an opening into the dining area with a further picture window looking over the garden. Off the living area are two doors, one leads into the kitchen which is fitted with a range of wall and base units, larder cupboard, space for appliances and a door leading outside.

The second door leads into the inner hall with doors leading off to the four bedrooms, two with built in wardrobes and the fourth being used as a study/craft room. The bathroom is fitted with a two piece white suite with a shower over the bath, tiled walls and a built in storage cupboard. The WC is in a separate room.

Gardens, garage and parking
The property has gardens to the front and rear, driveway parking for a number of vehicles and a detached garage with double doors, pedestrian door to the side and light and power. The front garden is mainly laid to lawn with a path leading to a timber gate and leads up the side the property and around to the back garden bordered by mature hedges. The rear garden is enclosed and affords privacy and is laid to lawn with scope for a new owner to create a lovely space or for a buyer with children its a great space for playing. There is a further gate leading back out onto the driveway offering a secure and enclosed space.

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 mains gas heating. Powys County Council tax band E. We are advised the property is being sold a Freehold.

Anti-Money Laundering
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 £20 +VAT (£24.00 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 follow the road around to the left and the property is on your left, as indicated by our For Sale Board.