



28, Laurels Meadow, Knighton, LD7 1HD
Guide Price £125,000

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28 Laurels Meadow Knighton

A three bedroom mid-terrace property with well presented accommodation throughout that would make an ideal first home or investment property. Located just off the town centre of the border town of Knighton on the Welsh border with access to the surrounding countryside. Sold with No Onward Chain.

- Mid Terraced home
- Three bedrooms
- Kitchen/Dining room
- Living Room
- Front and rear gardens
- Store room
- Edge of town location
- No Onward Town

Material Information

Guide Price £125,000

Tenure: Freehold

Local Authority: Powys

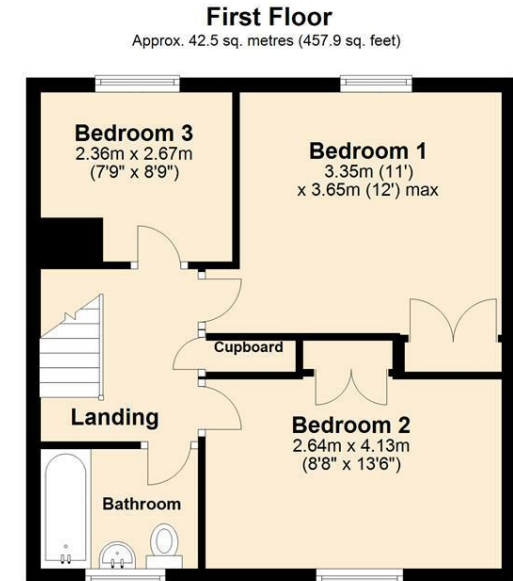
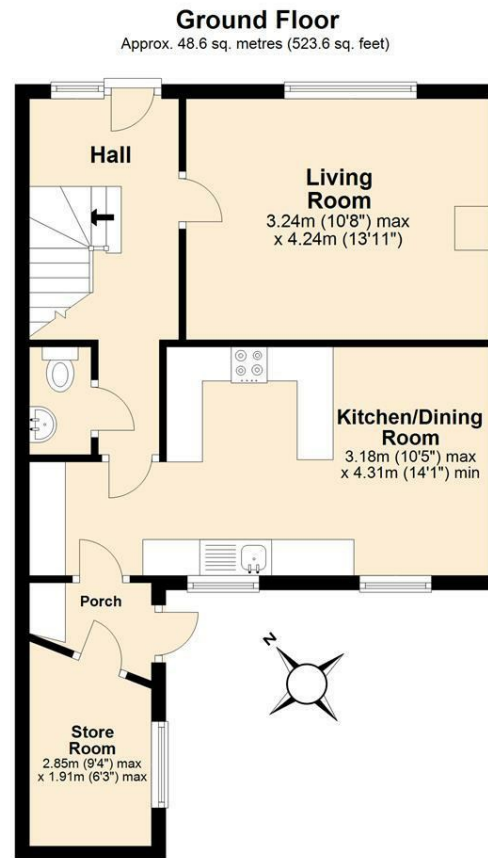
Council Tax: B

EPC: (null)

For more material information visit www.cobbamos.com

AWAITING EPC

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



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

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

28 Laurels Meadow

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

A three bedroom mid-terrace property with well presented accommodation that would make an ideal first home or investment property located in the popular border town of Knighton. The property has been decorated throughout with new flooring and doors and is ready to move into today!

The accommodation in brief comprises: entrance hall, living room, kitchen/dining room, rear lobby, store room, cloakroom, three bedrooms and family bathroom.

Property description

The front door leads into the hallway with stairs rising to the first floor and new doors leading off to the ground floor accommodation. To the front is the living room with feature fireplace with inset electric fire, large window overlooking the patio and garden, under the stairs a handy cloakroom with WC and a door leading into the kitchen/dining room. The kitchen/dining room has a range of wall and base cream units, metro tiling splashback, electric oven and hob and quarry tiled flooring with ample space for a table and chairs. Off the kitchen is the rear porch leading to the back door and the store room.

On the first floor you find the landing with new doors leading off to the three bedrooms and an airing cupboard. Two of the bedrooms are good sized doubles with built in wardrobes and then the third being a good single or home office. The bathroom is fitted with the white suite, with a shower over the bath and white and blue tiling.

Gardens and parking

The property has gardens to the front and rear with on street parking available at the rear of the property. The front is approached via a timber gate with gardens area to either side of the path and steps that lead down a patio area and the front door. At the rear of the property is an enclosed patio area with a timber gate leading out to the area for parking.

Location

The property is located just off the town centre 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 famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

Services

Mains water, drainage, electricity and mains gas are connected. The property is being sold as a FREEHOLD.

Money Laundering Regulations

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 proceed up the hill onto West Street and continue along onto Pen y Bont Road. Turn left into Laurels Meadow, take the first right and then immediately left. The property is located in the bottom left side halfway along.



