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15

15, Under Ffrydd Wood, Knighton, LD7 1EF
Guide Price £250,000

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LAND & NEW HOMES

15 Under Ffrydd Wood Knighton

A completely renovated detached two bedroom bungalow on the fringes of Knighton with brand new kitchen, shower room, windows, new doors, hard flooring and carpets. It has gardens to the rear and side, driveway parking and a garage. Its the perfect property to move straight into, pop the kettle on and is being sold with NO ONWARD CHAIN.

- Renovated detached bungalow
- Two double bedrooms
- New kitchen/breakfast room
- Living/Dining room
- New Shower room
- New windows and internal doors
- New flooring throughout
- Popular edge of town location
- Elevated position with views
- No onward chain

Material Information

Guide Price £250,000

Tenure: Freehold

Local Authority: Powys

Council Tax: E

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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. 69.2 sq. metres (744.6 sq. feet)

Total area: approx. 89.8 sq. metres (966.6 sq. feet)

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

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

15 Under Ffrydd Wood is a newly renovated detached bungalow that has undergone a complete make over by the current owners. The property now offers a newly installed kitchen with integrated appliances and forest green units, new shower room with rainfall shower and white vanity, two double bedrooms with feature wood panel walls, new internal doors, new windows throughout and flooring. The property sits in an elevated position with views onto the surrounding countryside around Knighton with parking, garage and gardens to the rear and side.

The accommodation comprises: entrance hall, living/dining room, kitchen/breakfast room, shower room and two double bedrooms.

Property description

The front door opens into the hall way with new laminate flooring leading through to the living/dining room and kitchen. There is a very handy double door storage cupboard in the hallway and brand new internal doors leading to all of the rooms. The living/dining room is to the front with three windows, which flood the room with light and offer fabulous views onto the hills beyond. There is space for a living area and dining table to one end. The kitchen/breakfast room has a stylish glazed internal door and a newly fitted kitchen with a range of wall and base units in a lovely forest green with integrated dishwasher, fridge, freezer, washing machine, oven, induction hob, extractor fan and composite sink with a black pull out hose mixer tap. There is also a very large storage cupboard perfect for a multitude of uses and a door leading out to the pretty rear garden. The shower room has a large shower tray with grey tiled walls, overhead dual waterfall shower, white WC and vanity sink with drawers underneath, tiled flooring and chrome towel radiator. There are two double bedrooms, one with a built in wardrobe. Both bedrooms benefit from wood panelled feature walls and newly fitted carpets.

Gardens and parking

The bungalow has parking and a large garage underneath the property that houses the boiler, immersion heater and has light and power with an up and over door. Steps lead up to the front door and open porch and a path leads around the side of the property. to the other side there are further steps leading to the rear garden which is enclosed and backs onto Ffrydd Wood. There is a lovely decked area to the corner, perfect for entertaining.

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, lying on the river Teme, with a railway station on the Heart of Wales line serving the west coast of Wales and provides access to mainline services from Ludlow. 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, electricity and drainage. The property has oil fired heating, with combi boiler and new immersion tank. The property has brand new uPVC double glazing throughout. Powys County Council Tax Band E
The property is being sold as a FREEHOLD

Anti 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From our office on Broad Street, proceed down the road onto Bridge Street. Turning right at the cross roads onto Frydd Road. Proceed along this road, taking the left onto Under Frydd Wood. The property is located on the left as indicated by our For Sale board.



