

2, Cwm View Cottages, Knighton, LD7 1HF  
Offers In The Region Of £125,000

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## 2 Cwm View Cottages Knighton

A mid-terraced two bedroom property with driveway parking and enclosed courtyard garden located in the heart of Knighton just off the main street. Ideally suited to first time buyers, singles, couples and landlord this property is worth viewing and is being sold with no onward chain.

- Mid-terraced property
- Two bedrooms
- Enclosed courtyard garden
- Parking for one car
- Ideal for first time buyers or landlords
- No onward chain

### Material Information

Offers In The Region Of £125,000

Tenure: Freehold

Local Authority: Powys

Council Tax: B

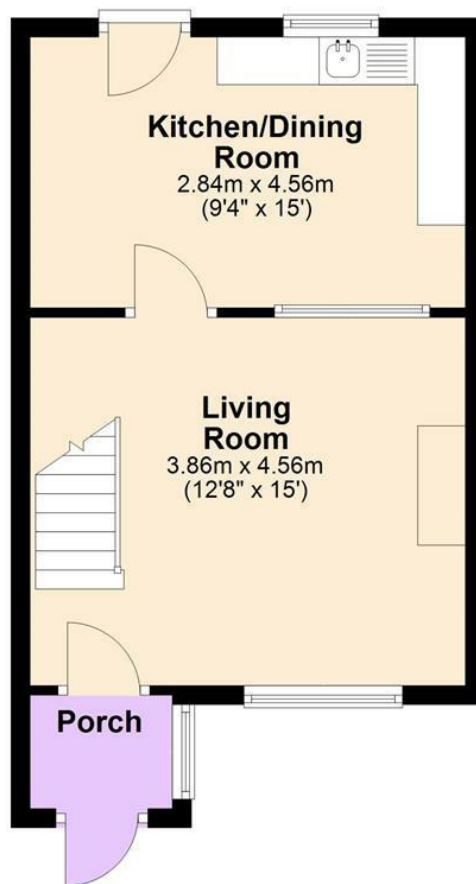
EPC: D (67)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

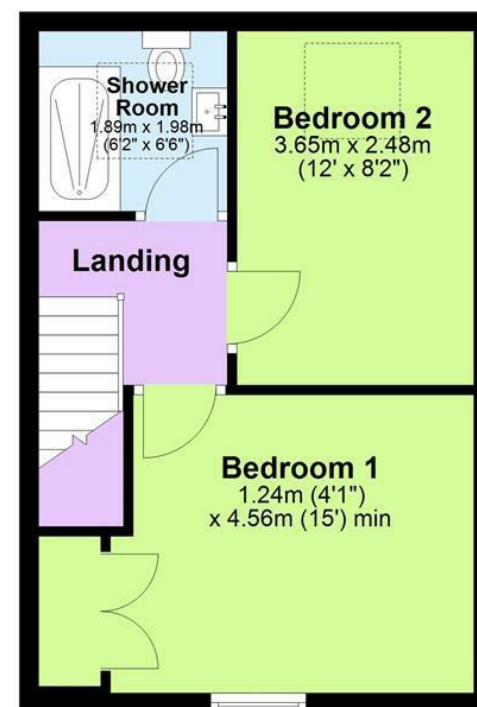
### Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



Total area: approx. 63.6 sq. metres (685.0 sq. feet)

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 mid-terraced two bedroom property located just off the town centre of Knighton, with driveway parking and enclosed courtyard garden. The property has a living room, kitchen/dining room and is the perfect home for first time buyers, singles, couples or landlords.

The accommodation comprises: porch, living room, kitchen/dining room, two bedrooms and shower room.

### Property description

The front door is approached from George Road into the porch which has a further door leading into the living room with a window to the front, internal window looking into the kitchen, decorative beams and fireplace create lovely focal points for the room. A door leads through into the kitchen/dining room which has a range of modern white gloss wall and base units, metro tiling and space for appliances. There are decorative beams on the ceiling, vinyl flooring and a door leading out to the steps down to the courtyard.

The stairs rise from the living room up to the landing where you find doors leading off to the two bedrooms and a shower room. The larger bedroom is to the front of the property with a cupboard in the corner, the second bedrooms is to the rear with a Velux window. The shower room is fitted with a modern white three piece suite, with grey tiling to the walls, grey vinyl flooring and Velux window.

### Gardens and parking

The property has an enclosed courtyard to the rear that is accessed via steps from the kitchen with blocks to two sides and timber fencing to the rear. There is a gate to the left that has access across the rear of neighboring garden to allow access to the car parking space on the tarmac driveway belonging to the property.

Plans are available to show the parking and access via the agent.

### 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

The property has mains services connected, with mains gas heating.

### Mobile

EE Good outdoor and in-home  
O2 Good outdoor  
Three Good outdoor, variable in-home  
Vodafone Good outdoor, variable in-home  
<https://www.ofcom.org.uk/mobile-coverage-checker>

### Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 16 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 900 Mbps 900 Mbps Good  
Networks in your area - Airband, Openreach  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD71HF&upm=10011773693>

### 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 £24 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 and take the next right onto George Road. Follow this road for approximately 100 yards and the property can be found on the left hand side in the middle of the row. Using what Three Words [///impulses.baseless.wishing](http://impulses.baseless.wishing)

