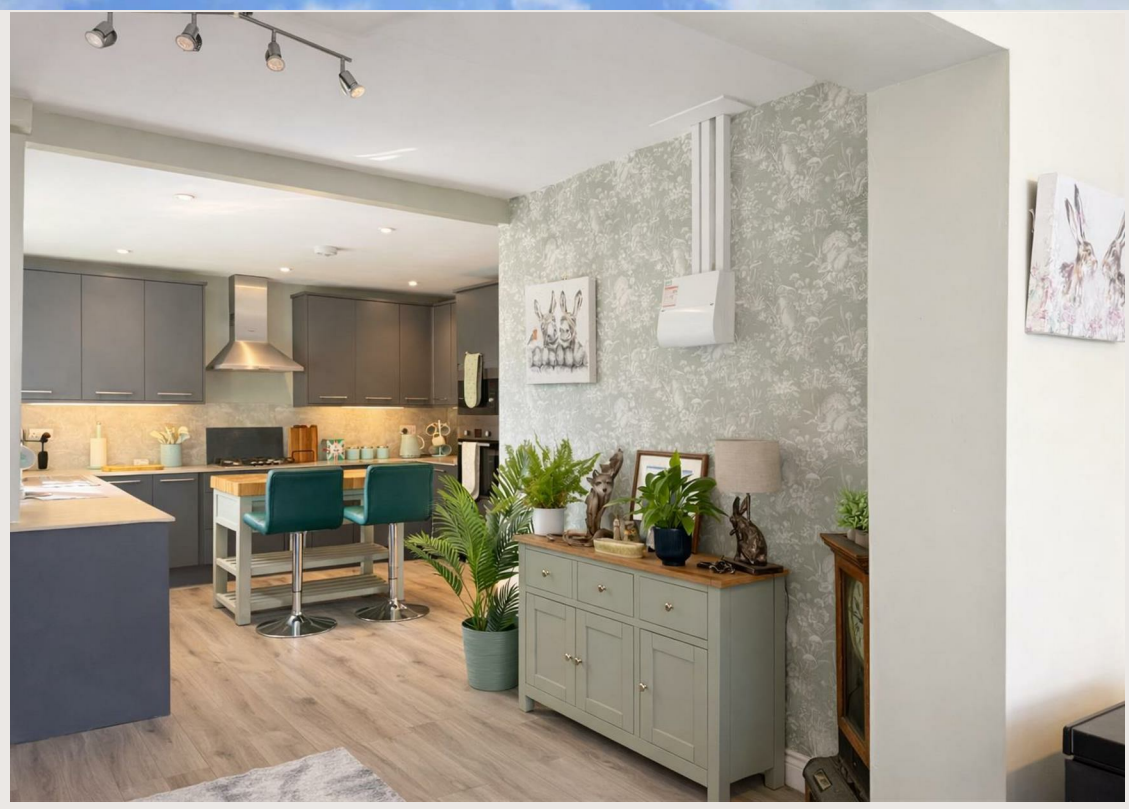
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Garth View, Offas Road, Knighton, LD7 1ES
Offers In Excess Of £260,000















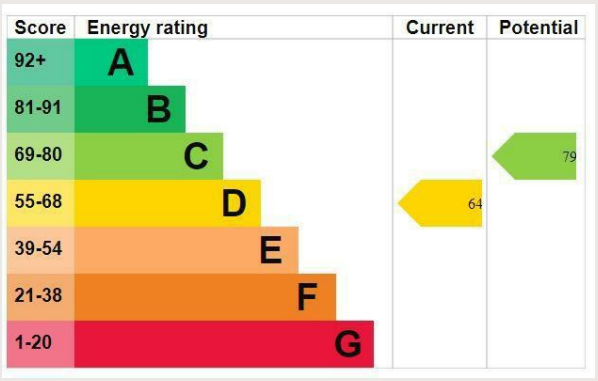


Garth View Offas Road Knighton

A versatile non-standard construction bungalow set within generous grounds, Garth View offers flexible accommodation, excellent outside space and exciting future potential. Positioned on the edge of Knighton, the property enjoys a peaceful setting with enclosed gardens, ample parking, and an additional plot of land that may offer scope for future development, subject to the necessary consents.

- Non-standard construction — flexible single-storey layout.
- Open-plan kitchen/diner — hard flooring and patio doors to garden.
- Versatile bedrooms — one currently used as a living room.
- Home office — suitable as an additional bedroom.
- Enclosed gardens — low-maintenance spaces with seating areas, raised beds and pleasant outlooks.
- Parking & grounds — ample driveway parking, enclosed grounds and a useful storage shed to the rear.
- Additional grounds - 0.074 acres of ground - further garden or plot potential (STP)

Material Information
Offers In Excess Of £260,000
Tenure: Freehold
Local Authority: Powys
Council Tax: C
EPC: D (64)
For more material information visit www.cobbamos.com



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



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.

Summary
Garth View is a well-presented and highly flexible bungalow offering bright, modern accommodation with double-glazed windows throughout. The main open-plan kitchen and dining space features contemporary units, hard flooring and patio doors leading onto the front garden. The main bedroom benefits from an ensuite shower room and its own patio doors, while further rooms are arranged to show the versatility of the layout, including a bedroom currently used as a living room. A dedicated home office provides an ideal workspace and could also serve as an additional bedroom. The former wash room offers scope to create a cloakroom or utility, adding even more potential for future adaptation.

Property description
Garth View offers well-presented and adaptable accommodation, benefiting from double-glazed windows throughout, modern décor and a bright, spacious feel. The layout lends itself perfectly to a range of lifestyles, from family living to multi-use home working. The front door opens into a generous kitchen and dining space, fitted with contemporary units and worktops, space for appliances and a breakfast bar. Hard flooring runs throughout, giving the room a clean, modern finish. Patio doors open directly onto the rear garden, filling the room with natural light and providing an easy connection to the outside.

The property offers three comfortable bedrooms, each with a calm, neutral finish. The main bedroom is a standout feature, benefiting from its own ensuite shower room and patio doors opening onto the front garden — a private, peaceful spot to enjoy the morning sun. A second bedroom is a lovely double over looking the rear garden and a further bedroom currently arranged as a living room, clearly demonstrating how flexible the accommodation can be depending on the buyer's needs. The dog-grooming room works well as an additional bedroom, offering good floor space and bright décor with access to the garden. This space could also offer additional options to a buyer. A dedicated home office provides a quiet workspace, ideal for remote working or running a small business. Its size and layout also make it suitable for use as a fourth single bedroom, further highlighting the versatility of the property. The main bathroom is modern and neatly arranged with a bath and shower over and panelled walls offering a modern finish. The dog wash room offers excellent potential and could be reconfigured into a cloakroom, utility room, or additional shower room, depending on the buyer's requirements.

Gardens, grounds and parking
The gardens at Garth View are a real feature of the property, offering a peaceful, private setting with a lovely blend of usable space and established planting. To the rear, access from a side gate or from the property, the garden is thoughtfully arranged with gravelled seating areas, raised beds and well-tended shrubs, creating a low-maintenance yet beautifully presented outdoor space. There are several spots ideal for relaxing, dining or simply enjoying the sunshine, all enclosed by fencing and boundary walls for privacy. Mature planting, including small trees and shaped shrubs, adds colour and structure throughout the year, while the layout provides clear zones for entertaining, gardening or quiet enjoyment. The garden feels both sheltered and open, with views towards the surrounding hills giving a lovely sense of space. To the front, the property benefits from a lawned area with mature shrubs, a driveway offering generous parking, and leads up to the front door. To the back of the garden is a further store room that is ideal for gardening supplies etc.

To the side of the access lane is a further garden that is laid to lawn, it measures approximately 0.074 acres and offers buyers further space, vegetable plot or has the potentials for development, subject to necessary permission being obtained. To far end of the land is a timber garage with double doors that offers storage for vehicles and a parking area next door.

Location
Nestled on the England–Wales border, Knighton is a charming market town known for its friendly community, scenic surroundings and excellent access to the countryside. Set within the rolling hills of the Teme Valley and crossed by the famous Offa's Dyke Path, it offers a perfect blend of rural tranquillity and everyday convenience. The town provides a good range of independent shops, cafés and amenities, along with a train station connecting to wider routes. With beautiful walking trails, open views and a relaxed pace of life, Knighton appeals to those seeking a welcoming town with strong character and stunning natural landscapes.

Non-Standard construction
The bungalow is of a non traditional construction. Originally built as a timber frame building, additional insulation and a single brick skin were added externally in 2009. Purchasers are advised they need to seek advice from a financial advisor prior to viewing to see if they can obtain a mortgage.

Services
The property has all mains services connected with gas heating.

Agents Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Broadband
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast Not available
Networks in your area - Openreach
You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD71ES&upm=10011773464

Mobile
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE - Good outdoor, variable in-home
O2 - Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

Directions
From our office on Broad Street proceed up the road passing the Iconic clock tower on the left hand side and continue onto West Street and the road bears left and the property is located on the left hand side before you reach the left hand turn onto Market Street.



