

Tan Y Bryn, Crabtree Walk, Knighton, LD7 1EW
Price £350,000

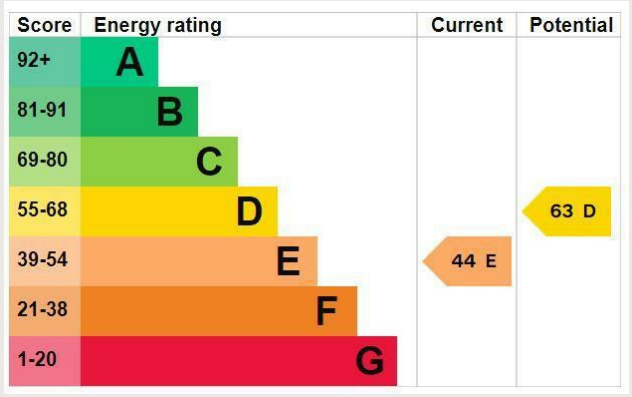
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Tan Y Bryn Crabtree Walk Knighton

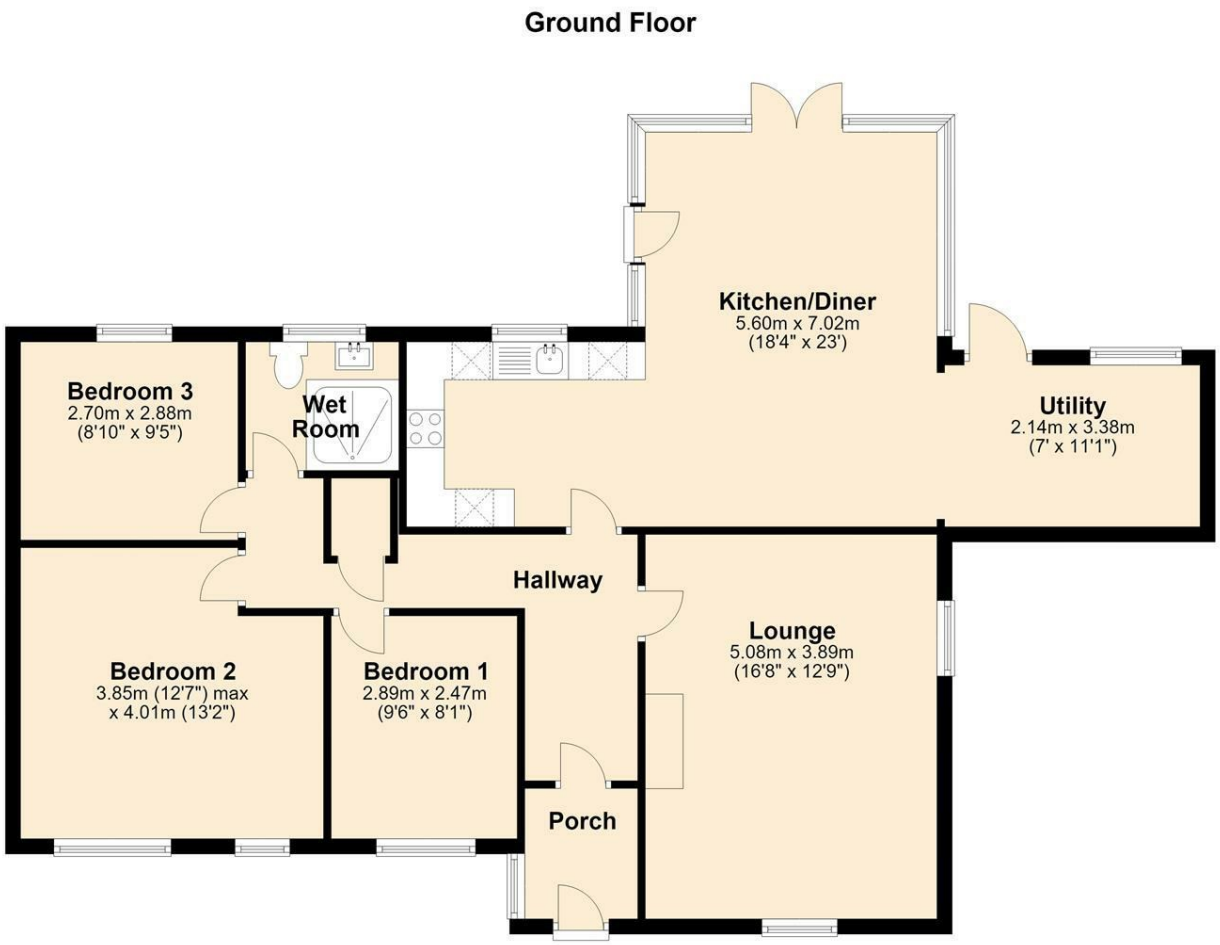
A detached bungalow situated on the fringes of the border town of Knighton, with perfect access to the countryside and town on your doorstep. The property has three bedrooms, parking for a number of vehicles and open plan kitchen/dining/garden room. The property has newly installed double glazing and solar panels on the roof with an EV charger. This bungalow is a must view.

- Detached bungaloe
- Edge of town location
- Gated driveway with EV charger
- Three bedrooms
- Open plan kitchen/dining/garden room
- New windows and solar panels
- Large wrap around gardens
- Potential to extend bedroom one and create an en-suite

Material Information
Price £350,000
Tenure: Freehold
Local Authority: Powys
Council Tax: E
EPC: E (44)
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. 105.9 sq. metres (1140.3 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
Tan y Bryn is tucked away on the fringes of Knighton with access to the surrounding countryside and town amenities, providing the best of both worlds. The bungalow has a lovely open plan kitchen and living space, newly finished extension to the side for a utility space. The gardens wrap around the property and offer a wide range of beds with a mixture of shrubs, plants and flowers and a green house. There is a large driveway with electric charger for EV charging.

The accommodation comprises: entrance porch, hall, living room, kitchen/dining room, garden room, three bedrooms, wet room shower, utility room and store room underneath.

Property description
The front door leads into the porch before entering the main home, where you have the central hall with doors leading off to the various accommodation. The living room is to the front of the property with windows overlooking the garden and hills beyond and a fireplace with a wood burning stove. To the rear of the property is the open plan kitchen/dining/garden room, with a modern kitchen with granite worktops, integrated appliances and tiled flooring. This flows through a large open space with wrap around windows to three sides, overlooking the garden and patio. Off to the side there is now a utility room with space for appliances and door leading to the garden. There are three bedrooms, all being doubles with the third potentially making a lovely home office. The shower room is fitted-out as a wet room with splash panelled walls, white suite and an electric shower.

Gardens and parking
The gated entrance leads onto the driveway, with space for a number of vehicles and a concrete pad with EC charger The gardens wrap around the property and offer an abundance of beds with flowers, shrubs and plants. There is also a patio area to the rear and an ornamental pond nestled in the centre. Additionally you will find a new green house in the corner and an amenity space to the end of the bungalow. In all a fantastic space, attracting an abundance of wildlife and tying in the surrounding countryside to the property.

Location - Knighton
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 electricity, Solar PV panels and batteries, mains water and drainage and LPG gas heating.

Agents notes
The property has planning permission for alterations to the layout, including blocking up front door, creation of new front door and porch, creation of en suite and alterations to bedrooms with removal of existing, and creation of, new stud partition walls. Also a side extension which has been completed.
FP/2025/0216

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 download speed upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 56 Mbps 9 Mbps Good
Ultrafast Not available
Networks in your area - Openreach

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 and in-home. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
O2 Good outdoor, variable in-home
Three Good outdoor, variable in-home
Vodafone Good outdoor, variable in-home

DIRECTIONS
From our office in Broad Street proceed on the B4355 passing the clock tower and take the second right turn after the council building signposted Crabtree Walk and the property is 300 yards up here on the left hand side. Using W3W ///tacky.sailing.allows

