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£160,000

2 Heyope Road
Heyope
Knighton
Powys
LD7 1PT

Summary

- Detached bungalow
- Two double bedrooms
- Modern interior, views
- Detached garage
- Gardens and outbuildings
- Conservatory, sun room

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Floor plans - not to scale



A detached two bedroom bungalow located in the picturesque village of Knucklas, with oil fired cental, double glazing, sun room , conservatory and detached garage. Located in a peaceful setting with the iconic Grade II Listed viaduct creating a wonderful backdrop to the bungalow.



Introduction

A detached well presented two double bedrooms bungalow which is immaculately presented with modern interior. With off road parking for several vehicles, a detached garage, double glazing, oil fired heating and enjoys a peaceful countryside position, with lovely views in the Heart of Knucklas

The light and airy accommodation comprises: entrance hallway, kitchen/breakfast room, conservatory, living room, sun room, two double bedrooms and bathroom.

Property description

Double doors lead into the light and airy entrance hall with airing cupboard and access to all principal rooms. The beautifully presented kitchen is fitted with modern cream units with black worktops, space for appliances, cream floor tiles, wall mounted heating boiler and windows which overlook the garden. A door leads into the conservatory which has tiled flooring, a single side door into the garden and double doors leads out onto the patio. The main bedroom enjoys a view over the front garden, whilst bedroom 2 overlooks the rear garden and the bathroom is fitted with a three piece modern white suite with fully tiled floor and walls. The living room has a multifuel woodburner, a window into the conservatory and sliding doors into the sun room. The sun room has a tiled floor and double doors leading out into the garden with a wonderful view of the viaduct.

Gardens and parking

An expansive driveway leads to the bungalow with parking for several vehicles. A pathway leads around to the side of the property to the front door. There is a large mature lawned garden edged by a brick wall and flower beds and interspersed with plants and trees bordered by a mature hedge, making the garden very private. A path and a wooden gate lead you to the orchard area with vegetable patch and green house and also offers the potential for chickens. At the rear of the garden there is a gated access onto the road.

Detached garage

Measuring approximately 4.87m x 2.46m (16' x 8'1") and has light, power and an up and over door.

Location

Knucklas is a small rural village with a Viaduct with houses nestled at its base surrounded by lovely Welsh countryside. Knucklas has a strong community with projects such as the Community Land Project which has meant the village owns the castle and field, with allotments available to residents, and a popular public inn. The village has strong links with local artists, several are based in the village, and the walking community. The village has its own train station on the Heart of Wales line with links to Swansea and Shrewsbury and is situated a couple of miles away from the market town of Knighton which offers a range of services to include supermarket, post office, pharmacy, doctors, dentist, shops, leisure centre and primary school.

Services

Main electricity, water and drainage are connected. The property has oil fired heating.

Powys council tax band D £1313. 13 2016/2017

Agents notes

The agents have been advised from the owners, that a transformer pole currently positioned in the grounds of this property is being moved. Please contact us if you would like to know more information.

Planning permission

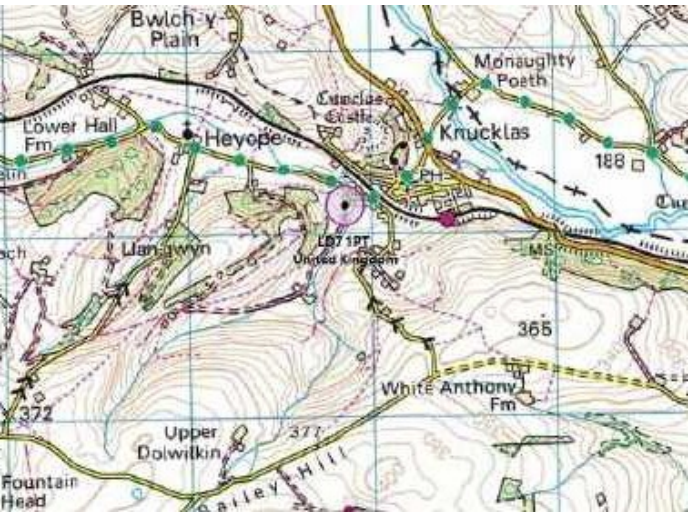
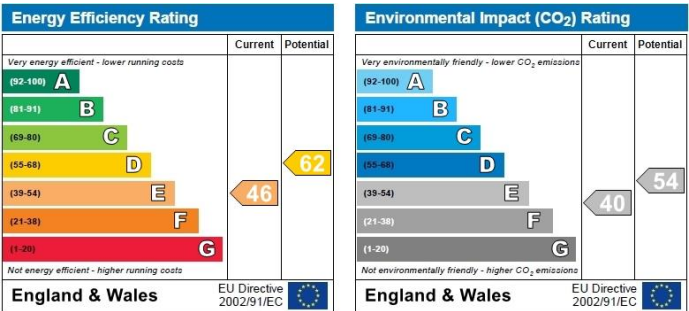
The property has been granted planning permission on the 06/06/2012 which is due to expire on the 06/06/2017 for the following: Residential extension to existing dwelling with alteration to existing garage.

Full plans are available to view in our Knighton office.

Directions

From Knighton proceed out on the B4355 signposted to Beguildy, after approximately 3 miles as you approach Knucklas take the first turning off the main road towards the village centre. As you approach the village you will see The Castle Inn, bear left past the pub, continue along this road which takes you to a junction, turn left go underneath the viaduct and take the first right hand turn, and the property is on the first on the right as indicated by our For Sale board.

Energy Performance Graphs



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.