



63 Rockes Meadow
Knighton, LD7 1LE

Offers in the region of
£200,000

COBB
AMOS

63 Rockes Meadow

Knighton
LD7 1LE

A very well presented three bedroomed semi-detached bungalow in a popular residential area in the market town of Knighton. The property sits in an elevated position with both front and rear gardens and has wonderful views over the town and surrounding countryside. The property has double glazing, main gas heating and a detached garage.

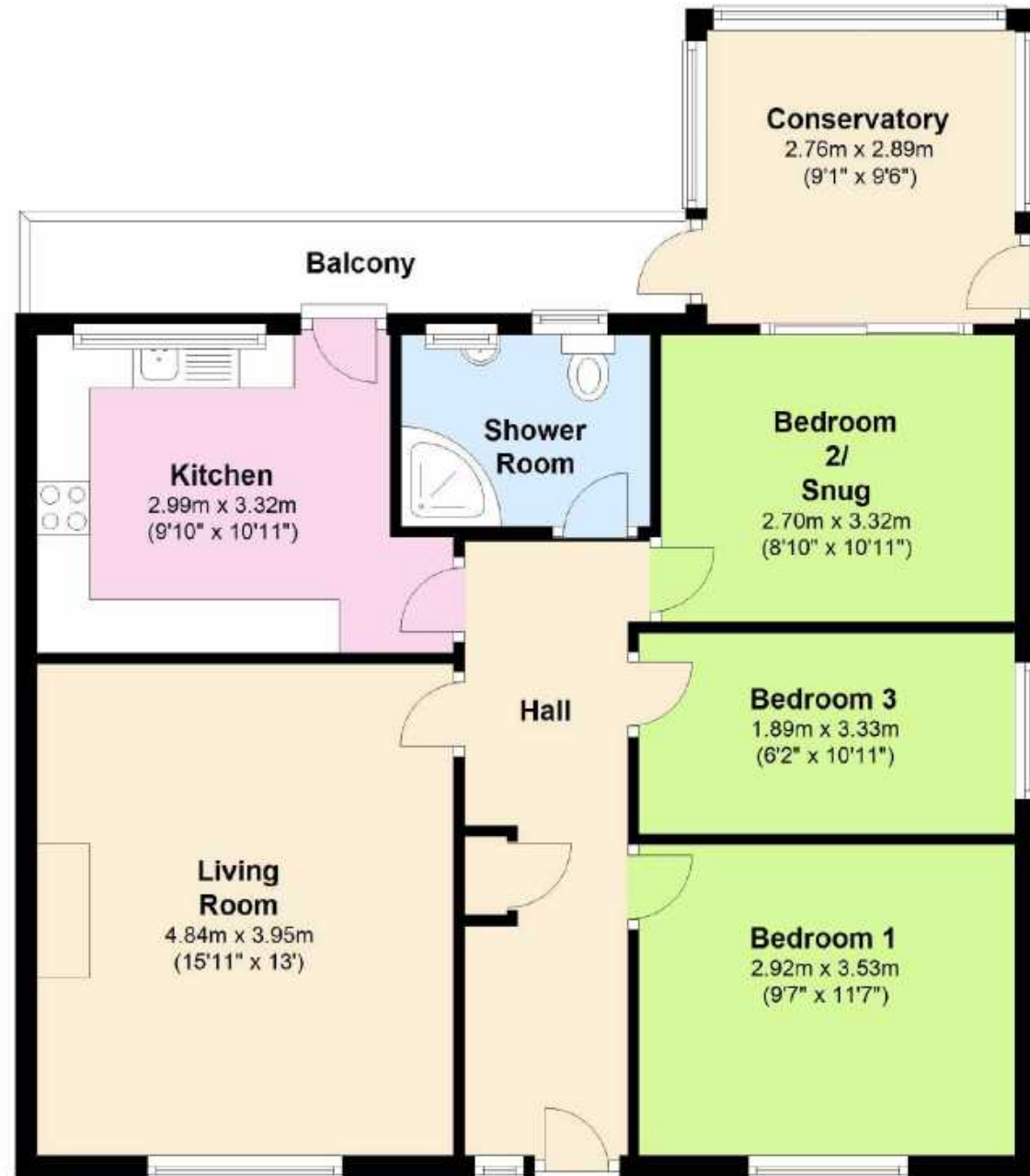
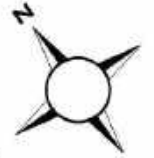
- Semi-detached bungalow
- Very well presented
- Three bedrooms
- Front and rear gardens
- Detached garage
- Fabulous views

Directions

From our office on Broad Street proceed down the hill onto Ludlow Road. After passing the school turn right into Farrington Lane then right into Rockes Meadow. Proceed up the hill and when you reach the end of the cul de sac you turn around the the property is located on your left hand side as indicated by our For Sale board.

Ground Floor

Approx. 79.6 sq. metres (856.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 sq. feet)

Introduction

An attractive three bedroom semi-detached bungalow offering flexible living accommodation on the outskirts of Knighton in a quiet location, off road parking with fantastic views over Kinsley Wood and Stowe Hill. The property is in a quiet location on the edge of the town yet within easy reach of the Primary School, leisure centre/swimming pool and local shops.

The accommodation comprises of: entrance hall, kitchen, living room, bathroom, three bedrooms, conservatory and shower room.

Property description

The uPVC front door leads into the light and airy central hall with doors leading off to the various accommodation. The living room is a light and spacious room with a beautiful log burner and a large window overlooking the front garden. The kitchen is fitted with a contemporary cream wall and base units with wooden worktops, integrated oven and hob with planned space and plumbing for a washing machine and other appliances and a door leads out onto the balcony with wonderful views. There are three bedrooms, two of which are double rooms and a single, one of the rooms is currently being used as a snug and links to the conservatory which could continue be used as a snug or could be used as a dining room or bedroom. The conservatory takes full advantage of its elevated position and beautiful views making it the ideal place to sit and enjoy the surroundings. The main bedroom is light and spacious, and a good size with views to the front of the property, the single bedroom is currently be used as an office. There is a family shower room with a white suite.

Gardens and Parking

To the front of the property there is a driveway providing off road parking leading to the garage and a path running to the front door. The front garden is landscaped with shrub borders and has a mature hedge boundary ensuring the property is very private. Steps lead around to the rear garden which laid to lawn with mature shrubs and plants along the border with a mature hedge on the boundary. A greenhouse sits in the corner, there are mature flower beds and a useful storage area underneath the conservatory for your garden tools.

Detached Garage

A detached garage with an electric up and over door, window and pedestrian door to the side into the garden. There is light, power and useful eave storage.

Location

The property is located in a popular residential area in 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

All mains services are connected. Powys County Council Tax Band D 2017/2018.

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating: Current 70, Potential 75
Environmental Impact (CO₂) Rating: Current 66, Potential 71



