



Holters

Local Agent, National Exposure

**Bronfelyn, 6 Millfield Close, Knighton, Powys, LD7 1HE**

**Offers in the region of £267,000**



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## Bronfelyn, 6 Millfield Close, Knighton, Powys, LD7 1HE

A superb, 3 bedroom bungalow located in the sought after Millfield Close address offering well presented accommodation, distant views, ample parking and a good-sized garden.

### Key Features

- Link-Detached Bungalow
- 3 Bedrooms
- Well Presented Accommodation
- UPVC Double Glazed Windows
- Ample Off Road Parking & Garage
- Sizeable Gardens
- Approx. 0.5 Miles from Town Centre
- Frontward Views Towards Ffrydd Wood
- Quiet, Edge of Town Position

### The Property

Bronfelyn is a traditionally built, link-detached bungalow located in a quiet position in the historic market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Beautifully presented and maintained by the current owners, Bronfelyn was originally built circa mid 70's and is situated towards the edge of town within the popular Millfield Close development, which is made up of a number of similarly aged detached and semi-detached bungalows. A relatively efficient property to heat, the property has a 'Worcester' boiler, good levels of insulation and UPVC double glazed windows and external doors. For ease of maintenance, the property also has the benefit of UPVC soffits, fascias and barge boards.

Found at the head of the close, Bronfelyn offers 3 bedrooms, a reception room and a bathroom with an additional W.C. Outside, there is ample off road parking for up to 6 cars over a gravelled and tarmac driveway, an attached garage, which is currently used as a useful

utility and a sizeable, wrap-around largely laid to lawn, private rear garden, which attracts the afternoon/evening sun. To the front of the bungalow distant views across to Ffrydd Wood are enjoyed.

Inside, the accommodation is made up of a kitchen with matching wall and base units with fitted appliances, a hallway, the lounge/diner with bay window to front, an airing cupboard housing the boiler, the 3 bedrooms, W.C and a separate bathroom fitted with a modern white suite including a P-shaped bath with shower over.

A delightful property, which offers the convenience of the high street facilities within a short commute and access to the glorious countryside and rolling hills surrounding Knighton just a stones throw away, Bronfelyn could be an ideal home for a variety of buyer types including downsizing purchasers or buyers relocating to this beautiful and quiet part of the country.

### The Location

Bronfelyn is found approximately half a mile from the main street which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre, a livestock market, bakeries and a library.

The town features a fortnightly 'farmers market' at the local community centre and also benefits from having a thriving artistic community including The Writers Group, a number of painters, art galleries, potters, craftsmen and a light entertainment society. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent



them. Larger towns near to Knighton are the medieval market town of Ludlow, 16 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

**Services**

We are informed the property is connected to all mains services.

**Heating**

The property has the benefit of gas fired central heating.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys Council - Band D. Charge for 2023/24 is £2,050.52.

**Nearest Towns/Cities**

- Presteigne – Approximately 7 miles
- Kington - Approximately 12 miles
- Bishops Castle - Approximately 13 miles
- Llandrindod Wells - Approximately 19 miles
- Ludlow - Approximately 19 miles
- Newtown - Approximately 21 miles
- Builth Wells - Approximately 26 miles
- Hereford - Approximately 31 miles
- Shrewsbury - Approximately 38 miles

**Broadband**

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 32-36MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of

which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

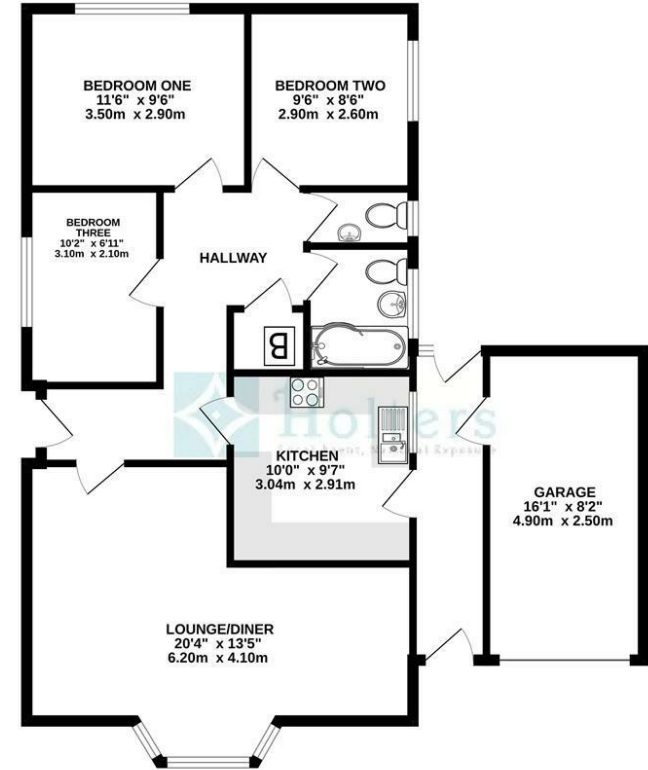
**Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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