



Tyllon, 9 Station Road, Knighton, Powys, LD7 1DT

Offers in the region of £199,950



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A well maintained, end-of-terraced period house offering 3 double bedrooms, 2 reception rooms & 2 bathrooms. With no upward chain, Tyllon has a detached double garage, a small garden, views from the first floor and is conveniently located near to both the town centre and railway station.

Key Features

- End-of-Terrace House
- 3 Double Bedrooms
- En-Suite to Master
- Well Maintained Accommodation
- Useful Study & Utility
- Parking
- Detached Double Garage
- Small Garden
- Available with No Upward Chain
- Views to Front & Rear From First Floor
- Convenient Location Near Town Centre & Train Station

The Property

Tyllon is a period, end-of-terrace house found in the popular market town of Knighton (Tref-y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley.

Available to purchase with no upward chain, Tyllon was built circa 1920's and is a well maintained, deceptively spacious property offering 3 double bedrooms, 2 receptions rooms and 2 bathrooms. Distant views are enjoyed from the first floor, while outside there is small garden, a detached double garage and parking.

Inside, the accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, a living room, kitchen diner, rear utility room, W.C and a study, while on the first floor a landing area gives way to 3 double bedrooms and the bathroom. Bedroom one boasts having a private en-suite shower room and built-in wardrobes/cupboards.

Located towards the edge of Knighton, Tyllon is a mere stones throw from the beautiful countryside, which surrounds the town and is conveniently found approximately 400 yards from the main high street with its many independently owned shops and facilities. For sports enthusiasts, the house also neighbours the towns local rugby pitch, as well as being less than 250 yards from the railway station, which services four trains a day in each direction from Monday to Saturday on the Heart of Wales Railway Line that runs between Shrewsbury and Swansea, along with two services on a Sunday.

Outside, there is parking for a small vehicle directly in front of the detached double garage. which is installed with power and lighting. To the side of the garage is a small, low maintenance lawned garden. At the rear of the property is paved passage allowing access into the property via the back door/utility room. An efficient property to heat and run, the property has the benefit of UPVC fascia and barge boards, double glazed windows and external doors, while on top Tyllon has the added benefit of owned electrical solar panels.

The Location

Tyllon as previously mentioned is found approximately 400 yards 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 bakery, a nursery/primary school, a railway

station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C. Charge for 2024/25 is £1,822.68.

Heating

The property has the benefit of gas fired central heating.

Services

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

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 59-73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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

Agents Note

The property is located next to a commercial building.

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.

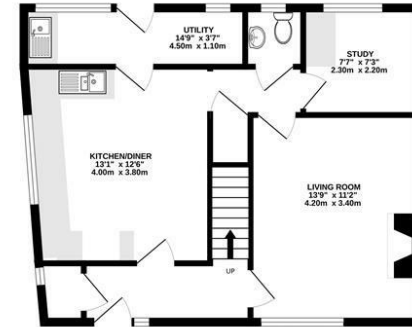
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq ft (96.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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	86	89
(69-80) C		
(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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