



Holters

Local Agent, National Exposure

Sunningdale, Millfield Close, Knighton, Powys, LD7 1HE

Offers in the region of £275,000



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BUILT ON A DOUBLE-SIZED PLOT! An extended, detached bungalow offering, 3 bedrooms, 3 reception rooms and 2 bathrooms. Brighten up your day and view Sunningdale, which is available with no upward chain and has ample parking, a detached garage, distant views and a south-west facing garden. *Video Tour Available*

Key Features

- Detached, Extended Bungalow
- 3 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Spacious Accommodation
- Ample Off Road Parking & a Detached Garage
- Available with No Upward Chain
- Good-Sized, South-West Facing Gardens
- Approx. 0.5 Miles from Town Centre
- Views Towards Ffrydd Wood
- Quiet, End of Cul-De-Sac Position

The Property

Sunningdale is an extended, detached bungalow located in a quiet, tucked-away position in the historic market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Well maintained, but now requiring modernisation in certain areas, Sunningdale was built circa early 1980's on what was originally going to be 2 separate plots 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 modern 'Worcester' boiler, as well as good insulation levels and is available to buy with no upward chain.

Found at the end of the cul-de-sac, Sunningdale offers 3 bedrooms, 3 reception rooms and 2 bathrooms, as well as a kitchen diner, a useful utility and plenty of storage. Outside, there is ample off road parking for up to 6 cars over a paved and tarmac driveway, a detached garage and a good-sized, south-west facing rear garden, which has

largely lawned and paved areas, as well as well-defined hedged and fenced borders and a variety of mature shrubs. From the bungalow and garden distant views across to Ffrydd Wood are enjoyed. The frontage is paved for ease of maintenance.

Inside, the accommodation is made up of a storm porch, entrance lobby and an L-shaped hallway with separate doors leading into the living room, kitchen diner, bathroom and all 3 bedrooms. Doors also open into useful storage and airing cupboards. Bedroom one boasts a private en-suite shower room as well as built-in wardrobes, while bedroom two also has built-in wardrobes and enjoys distant views. The dining area and the rear conservatory can be accessed from the living room where there is ample space for a three-piece suite, while off the kitchen diner is a useful utility room. Doors from the conservatory and utility open out to the rear garden.

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, Sunningdale 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 Town

Sunningdale 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 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 large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. 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, 18 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.

Heating

The property has the benefit of gas fired central heating.

Services

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

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

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 up to 36MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

loyal.mandolin'affords

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.

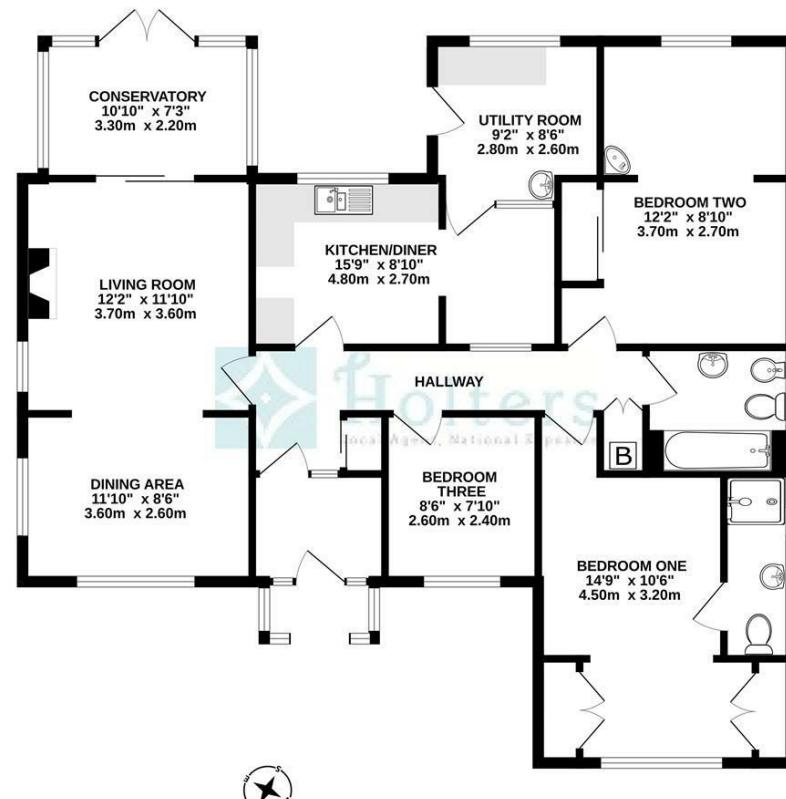
Wayleaves, Easements and Rights of Way

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
 1166 sq.ft. (108.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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. These plans are for guidance only and should be used as such by any prospective purchaser. The fixtures, 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 | | 85 |
| (81-91) B | | 69 |
| (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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