



1, Bryntirion Close, Knighton, Powys, LD7 1HX

Offers in the region of £475,000



Holters
Local Agent, National Exposure

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THE FIRST OPPORTUNITY TO BUY WITHIN THIS EXCLUSIVE CLOSE IN OVER 15 YEARS! This spacious 3 storey house offers 5 double bedrooms, 2 reception rooms, 3 bathrooms a double garage, parking, views and a west facing garden. Be quick or else you may wait another 15 years! *Video Tour Available*

Key Features

- Detached, Executive House
- 5 Double Bedrooms
- 2 Reception Rooms & 3 Bathrooms
- Beautifully Presented & Spacious Accommodation
- West-Facing Side & Rear Gardens
- Distant Rear Views Over the Town
- Driveway Providing Ample Off Road Parking
- Attached Double Garage
- Part of an Exclusive Development
- Approx. 350 Yards from Town Centre Shops

The Property

1 Bryntirion Close is a beautifully presented and spacious detached house located in an exclusive address, in the heart of the popular market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Built in 2005 by a local contractor as part of a small, private development consisting of 4 executive style, heat efficient properties, 1 Bryntirion Close is situated off one of Knighton's most sought after addresses, Presteigne Road, owing to its convenient distance from the town centre with its many independently owned shops and facilities, as well as the nursery/primary school and leisure centre/swimming pool.

The former showhome and designed with space, comfort and quality in mind, 1 Bryntirion Close is set over 3 floors and is made up of 5 double bedrooms, 2 reception rooms and 3 bathrooms, while there is also a kitchen, utility and attached double garage. Outside there is a west-facing garden, driveway

providing off road parking and beautiful rear views over the town and up the Teme Valley.

Inside, an entrance hall has stairs rising off to the first floor and separate doors leading into the kitchen, a useful downstairs W.C and the large, light and airy living room which has a bay window to front and French doors opening to the rear garden. Accessed from both the kitchen and living room is the dining room, which also has a door opening to a useful understair storage cupboard. From the kitchen a door leads into the sizeable utility, which has further doors leading outside and into the double garage, which houses the boiler and has a large loft storage space above. On the second floor, a landing area gives way to 3 double bedrooms, an airing cupboard and the bathroom, while the sizeable master bedroom boasts having a private en-suite. The third and final floor offers spectacular rear views and a landing with separate doors off opening to 2 further double bedrooms and a shower room.

Outside, a tarmac driveway in front of the house provides off road parking for 3 cars and leads to the double garage. Additional resident/visitor parking is available on the approaching private lane. A gate to the left of the garage allows access around to the rear garden, which is landscaped with brick-walled and fenced borders. The garden has 2 sheds and is largely laid to lawn along with flowered beds and a paved patio seating area, which enjoys the afternoon sun and distant views.

The Location

1 Bryntirion Close is found approximately 350 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 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.

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 County Council - Band F. Charge for 2024/25 is £2,961.86.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 50MB. 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

What3Words

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Money Laundering Regulations

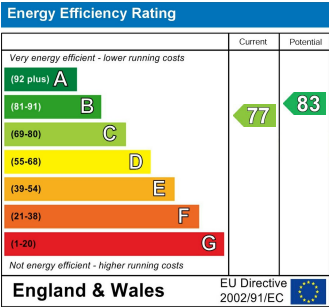
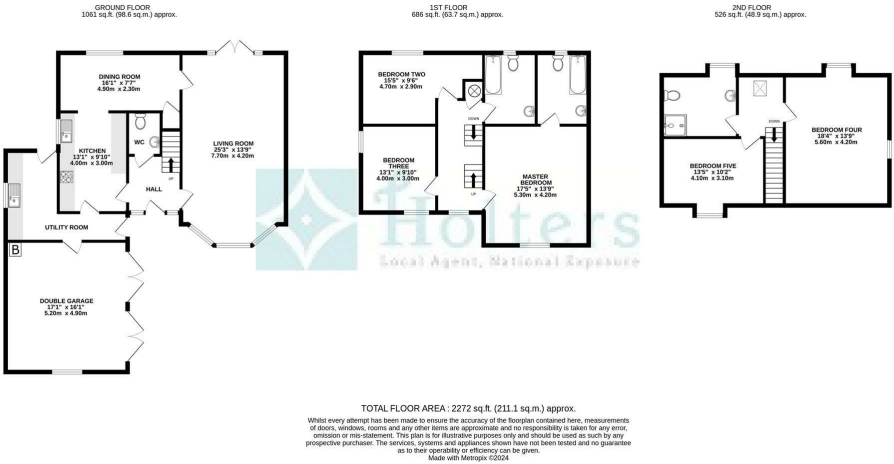
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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





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