



2 Garth Terrace, Penybont Road, Knighton, LD7 1HB

Offers in the region of £285,000



Holters
Local Agent, National Exposure

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A TRULY STUNNING, NEWLY REFURBISHED PROPERTY! A beautifully presented, extended, semi-detached house offering 2 bedrooms, front & rear gardens, off road parking, distant countryside views and is available with no upward chain.

Key Features

- Semi-Detached House
- Newly Refurbished Throughout
- 2 Double Bedrooms
- Extended Kitchen/Diner
- Beautifully Presented Accommodation
- Front & Rear Gardens
- Stunning, Countryside Rear Views
- Private Off Road Parking
- Available with No Upward Chain
- Approx. 500 Yards from the Town Centre

The Property

Introducing No.2 Garth Terrace, which is a newly refurbished, deceptively spacious, semi-detached house located in the heart of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley, surrounded by glorious countryside and rolling hill tops as far as the eye can see.

Beautifully presented and with high-quality and period finishings throughout, No.2 Garth Terrace is available to buy with no onward chain and is 1 of 8 similarly designed, semi-detached properties built circa 1950's. The property offers 2 double bedrooms, 1 reception room and a newly created/extended kitchen/diner which is without doubt the signature room of the property! The French doors and windows from within the kitchen/diner, as well as the rear windows upstairs frame the stunning countryside views up the Teme Valley and across to Kinsley Wood. To the front, distant views towards Ffrydd Wood are enjoyed. The house benefits having newly installed gas fired central heating, as well as UPVC double glazed windows and external doors.

Inside, the accommodation on the ground floor is made up of an entrance porch, hallway with stairs rising off to the first floor, living room with a feature fireplace, the open-plan kitchen/diner with French doors leading out to the rear garden and a useful utility room/W.C. On the first floor, a landing area gives way to an airing cupboard housing the boiler, the luxurious modern bathroom and the 2 double bedrooms, which both feature cast iron fireplaces and panoramic views.

Outside and at the front of the property is a lawned garden and a gravelled driveway providing off road parking for at least 2 vehicles. A gravelled path leads along the side of the property to the rear garden, which is largely laid to lawn with well-defined fenced borders and a useful garden shed. Paved steps allow access back into the kitchen/diner via the French doors. Overall, the rear garden poses as the perfect place to sit back, relax and watch a beautiful evening sunset go down behind Garth Hill.

A magnificent property that fully caters the needs of modern day living, No.2 Garth Terrace could be ideal for a variety of buyer types from first time buyers looking to make that all important step onto the property ladder, to downsizing purchasers looking to be closer to the town centre facilities. Either way, this superb dwelling is simply ready for the new occupiers to move in their belongings, put their feet up and start proudly calling "home"!

The Location

No.2 Garth Terrace is conveniently located approximately 500 yards from

the vibrant town centre with its many independently owned shops and facilities, while slightly further afield finds the train station, nursery, primary school and leisure centre, which are all within approximately 1/2 a mile. In addition and located in neighbouring West Street, finds the famous Offa's Dyke centre, which directly behind has a large play park and playing field and of course the Offa's Dyke footpath, which within a short 5 minute walk leads you straight into the countryside and alongside the River Teme.

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 C.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

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

stump.slouched.streaks

Agents Note*

The sellers have applied for planning permission to drop the front kerbs for parking access and are just waiting on a final decision. The sellers have provided an allowance for the buyers to pick carpets of their choice.

Money Laundering Regulations

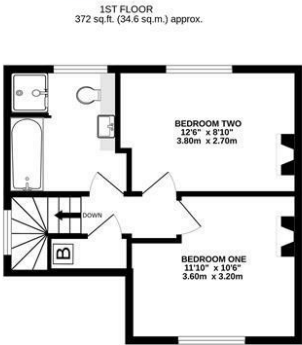
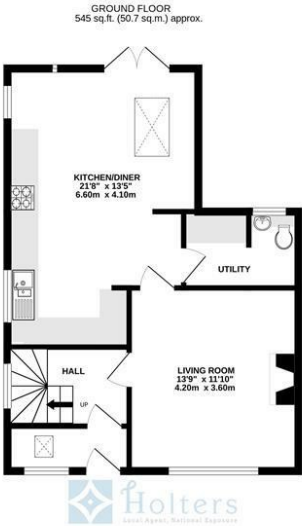
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 operation 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		
(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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