



Sunnycroft, Penybont Road, Knighton, Powys, LD7 1HB

Offers in the region of £299,950



Holters
Local Agent, National Exposure

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Roses are red, violets are blue, Sunnycroft could be the dream house for you! Brighten up your day by viewing Sunnycroft, which is a beautifully presented, 3 bedroom, semi-detached house having 3 reception rooms, sizeable & landscaped gardens, distant views, off road parking and is approx. 1/4 of a mile from the town centre.

Key Features

- Semi-Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Period Features
- Beautifully Presented Accommodation
- Sizeable, Landscaped Front & Rear Gardens
- Ample Off Road Parking
- Distant Views of Surrounding Countryside
- Approx. 1/4 of a Mile from the Town Centre
- Short Distance from National Trails/Footpaths

The Property

Introducing Sunnycroft, which is a beautifully presented, semi-detached house set in a slightly elevated position, located alongside popular Penybont Road towards the edge of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Built in the 1930's as one of the first properties on the road by the well-regarded, local building firm Richard's, overall Sunnycroft is a sizeable, 3 bedroom property set over 2 storeys accommodating 3 reception rooms, a kitchen, utility room, downstairs W.C and a first floor shower room. A relatively efficient home owing to good insulation levels as well as UPVC double glazed windows, which not only hold the warmth in, but also frame beautiful, frontward views across to Ffrydd Wood and down the Teme Valley. Lovingly maintained but the present owners, within recent years the property has had the addition of a new bespoke kitchen, new shower room, a new roof to the dining area and utility, new double glazing to some of the windows, an electrical re-wire and consumer unit and new pipework for the central heating system, just to mention a select few. Outside, the property offers good-sized, landscaped front and rear gardens, a useful out-building/workshop and private, off road parking for 3 vehicles.

Sunnycroft offers the best of both countryside and town living, by being approximately 1/4 of a mile from the vibrant town centre with its many independently owned shops and facilities, while in contrast, continue walking

past the property and you will quickly find yourself surrounded by fields. Found approximately 100 yards from the property is a footpath, which joins a bridleway and national trail, which will lead you on a rural adventure.

Approached from Penybont Road and through the front garden, the front door opens into the entrance hall, which has stairs rising up to the first floor accommodation and separate doors opening into the living room on the left hand side, sitting room/study on the right hand side, downstairs W.C and the kitchen straight in-front. Both reception rooms have feature fireplaces and present pleasant views over the front garden and beyond, whilst the living room also has double doors opening outside to the rear patio/garden. The kitchen is fitted with a range of matching wall and base units with worktops over and integrated appliances. The kitchen then leads into the dining area at the rear, which has patio doors opening to the rear patio/garden and a separate door opening into the useful utility room. On the first floor, a landing area gives way to 3 bedrooms and the shower room. Both bedrooms one and two have ample space for double beds and enjoy distant frontward views towards Ffrydd Wood. Bedroom three is a single-sized bedroom and presents a rear view over the garden.

The landscaped front and rear gardens are worthy of particular note and pose as a haven for horticultural enthusiasts to get their green fingers stuck into! The front garden has a pathway running through to the front door of the property and overall is mainly laid to lawn with planted borders, a decorative pond and well-defined hedged and fenced boundaries. The pathway continues past the front door, alongside the house and out to the beautiful rear garden, which is two-tiered with the upper tier slightly sloped. Located on the lower tier and adjoining the house is a private patio area, which is an ideal spot to relax/entertain within the warmer months of the year and has easy access back into the dining room and living

room. The upper tier has sections of lawn, flowered beds stocked with a wide variety of mature shrubs and plants, hedged and fenced boundaries and an impressive water feature. Found towards the back of the rear garden is a greenhouse and a useful workshop/out-building which is installed with power and lighting. Steps at the back of the rear garden lead up to a gravelled, private parking area, which provides space for up to 3 vehicles and is also accessed from Garth Lane. A wicket gate from the parking area opens to a raised decking where fantastic views over the town are on offer.

The Location

Sunnycroft is located approximately 1/4 of a mile 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 D.

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

What3words

prom.vehicle.centuries

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

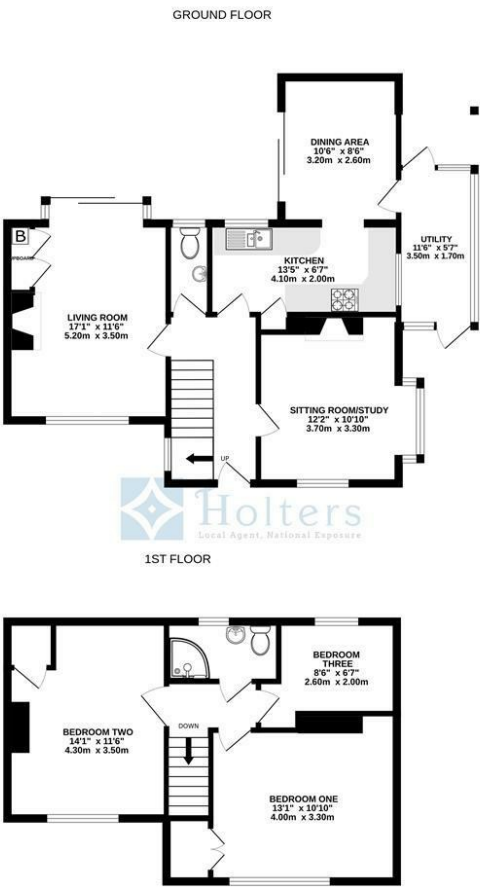
Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix i2005.



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	

