



49 Radnor Drive, Knighton, Powys, LD7 1HN

Offers in the region of £120,000



Holters
Local Agent, National Exposure

49 Radnor Drive, Knighton, Powys, LD7 1HN

Available with no upward chain, this 3 bedroom, mid-terraced house has a south facing, low maintenance rear garden, distant frontward views and is located approx. 1/4 of a mile from the town centre.

Key Features

- Mid-Terrace House
- 3 Bedrooms
- No Upward Chain
- Distant Frontward Views
- Ideal First Time Purchase, Investment or Family Home
- South-Facing, Low Maintenance Rear Garden
- Paved Front Garden
- Solar Panels, UPVC Double Glazed Windows & Doors
- Approx. 1/4 of a Mile From Town Centre

The Property

No.49 Radnor Drive is a mid-terraced, 3 bedroom house situated within the popular residential close of Radnor Drive in the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border, within the picturesque Teme Valley. Built in the 1970's, Radnor Drive is found approximately 1/4 of a mile from Knighton's vibrant main street and is made up of a number of other similarly aged and designed properties.

Well-maintained, but perhaps requiring modernisation in certain areas, the ground floor offers sizeable accommodation made up of an entrance porch, hallway with stairs rising off to the first floor, a breakfast kitchen with plenty of cupboard space, a useful downstairs W.C and a spacious living room. On the first floor, the landing area leads to the family bathroom and 3 bedrooms which includes 2 good-sized doubles and a single. The dwelling also presents beautiful, distant frontward

views over the neighbouring roof tops, up the Teme Valley and across to Kinsley Wood.

Outside the property has a low-maintenance front paved courtyard area, whilst the south-facing rear garden is largely laid with artificial lawn and benefits from a patio area, which is a splendid area to relax within the warmer months of the year. The rear garden has well-defined fenced borders, gravelled beds and a gated rear access. On top, the property also benefits from roof solar panels.

Available to purchase with no onward chain, No.49 Radnor Drive could be ideal for first time buyers, a family home or even as a buy-to-let opportunity for a budding investor.

The Location

49 Radnor Drive is found approximately 1/4 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.

Tenure

We are informed the property is of freehold tenure.

Services

We are informed the property is connected to mains electricity, water and drainage.

Heating

Electric heating

Council Tax

Powys County Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 50MB. Interested parties are advised to make their own enquiries.

What3Words

///special.bounding.removal

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

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.



