



Holters

Local Agent, National Exposure

Bryn Celyn, Presteigne Road, Knighton, Powys, LD7 1HY

Offers in excess of £345,000



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This beautifully presented, detached bungalow offers 2/3 bedrooms, front & rear gardens, ample off road parking, stunning views, useful loft rooms and is situation in one of Knighton's most sought after locations.

Key Features

- Detached Bungalow
- 2/3 Double Bedrooms
- Beautifully Presented Accommodation
- Period Features
- Useful Loft Room
- Ample Off Road Parking
- Stunning, Far Reaching Views to Front
- Front Garden & South-Facing Rear Garden
- Adjoining Countryside to Rear
- Sought After Location

The Property

Bryn Celyn is a beautifully presented, detached bungalow found in the popular market town of Knighton (Tref-y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley.

Originally built in 1928, the property has been refurbished to a high standard within recent years, including a solid wood kitchen with quartz worktops, a luxurious bathroom suite and redecoration throughout. In addition, the property was re-wired and re-plumbed in 2016/17. Lovingly maintained by the current owners, Bryn Celyn presents a pleasant blend of traditional and contemporary features from quarry tiled flooring and fireplaces to UPVC double glazed windows and external doors and a combination boiler. The current vendors have also improved the insulation levels below the suspended floors. Offering flexible accommodation, the property has 3 double bedrooms, however the current vendors are using one of the bedrooms as an additional reception room. The property also has 2 incredibly useful, converted loft rooms, which cannot be 'officially' classed as bedrooms due to the

current access being via a loft ladder, however plans are in place and there is space to install a new stairwell if required. There is also currently planning for the roof to be raised and for the entire loft space to be converted.

Enjoying a pleasant southernly rear aspect over the adjoining field, the property offers stunning front views over neighbouring rooftops and down the Teme Valley and is situated on 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.

Inside, an entrance hall gives way to the living room, the dining room/bedroom three, the kitchen diner and a storage cupboard, which provides access to the loft. A further door opens to a hallway, which leads to the 2 double bedrooms, a further storage cupboard and the bathroom. From the kitchen diner, a back door leads out to the rear garden where access is gained into the small wash room/utility which also houses the 'Worcester' boiler.

Outside, the front of the property has a driveway which leads to a parking area allowing private, off road parking for numerous cars. There is also a front lawned garden as well as a raised decking area next to the property, which poses as the perfect to spot to entertain/relax on within the warmer months of the year while also enjoying the stunning views. The two-tiered, south-facing rear garden backs onto a

field and is gravelled/paved on the lower section, while the upper tier is largely lawned and has a useful storage shed. Overall, the gardens have well-defined fenced and hedged borders as well as an array of mature shrubs and specimen trees.

The Location

Bryn Celyn is found approximately 500 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 fortnightly 'farmers market' at the local community centre and also benefits from having a thriving artistic community including The Writers Group, a number of painters, art galleries, potters, craftsmen and a light entertainment society. 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, 16 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 E. Charge for 2024/25 is £2,506.19.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 32-50MB. 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

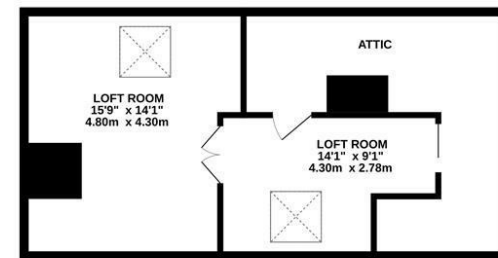
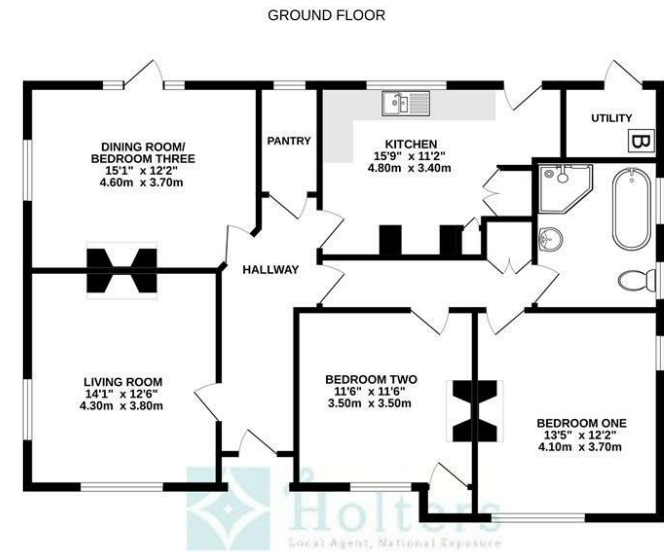
Bishops Castle - Approximately 13 miles
 Llandrindod Wells - Approximately 19 miles
 Ludlow - Approximately 19 miles
 Newtown - Approximately 21 miles
 Builth Wells - Approximately 26 miles
 Hereford - Approximately 31 miles
 Shrewsbury - Approximately 38 miles

Money Laundering Regulations

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

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 ©2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(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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