



**Holters**

Local Agent. National Exposure.

**17 The Dingle, Knighton, Powys, LD7 1LD**

**Offers in the region of £285,000**



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# 17 The Dingle, Knighton, Powys, LD7 1LD

Dear All Potential Buyers, it is about time you had some positive news! Introducing 17 The Dingle, which is a spacious, detached house offering 3 double bedrooms, encompassing gardens, a double length garage, stunning views and is available with no upward chain/vacant possession. Yours sincerely, Holters.

## Key Features

- Detached Bungalow
- 3 Sizeable Bedrooms
- Well Maintained & Spacious Accommodation
- Sizeable, Surrounding Gardens
- Private Off Road Parking
- Integral, Double Length Garage
- Distant Countryside Views
- No Upward Chain/Vacant Possession
- Approx. 3/4 of a Mile From Town Centre
- Approx. 550 Yards from Primary School & Leisure Centre

## The Property

17 The Dingle is a spacious, detached bungalow situated along The Dingle, which is a popular residential area on the edge of the market town of Knighton (Tref-Y-Clawdd) found directly on the Welsh/English border.

What is a superb family home near to the nursery/primary school and leisure centre, or a splendid property to retire to, close to the town centre facilities, 17 The Dingle is a well maintained dwelling made up of an L-shaped hallway, kitchen, living room/diner, 3 good-sized bedrooms and a large bathroom. In addition, there is a useful airing cupboard off the hall housing the 'Worcester' boiler, a small larder cupboard in the kitchen and a double built-in wardrobe to bedroom one.

Stunning views are also enjoyed from all 3 bedrooms and the living room/diner. Beneath the bungalow finds the integral, double length garage, which is fitted with power and lighting and could be used for a verity of purposes including

ancillary accommodation, similar to what other neighbouring properties have done, subject to all necessary permissions.

Outside, there is a private tarmacadam driveway providing parking for at least 2 vehicles, which leads to the integral garage. Overall, the property presents a sizeable encompassing garden, which is largely laid to lawn along with flowered beds, planted borders and well defined hedged, walled and fenced boundaries. In addition, the south-facing rear garden has a seating area/pathway, while beautiful countryside views up and down the picturesque Teme Valley can be enjoyed from the front and side gardens. The property also benefits UPVC double glazed windows and external doors, as well as UPVC soffits, barge and fascia boards for ease of maintenance.

Built circa mid-1970's and located approximately 3/4 of a mile from Knighton's vibrant town centre with its many independently owned shops and facilities, 17 The Dingle is available with no upward chain/vacant possession and is also conveniently positioned approximately 550 yards from Knighton Nursery/Primary School and Leisure Centre/ Swimming Pool.

## The Location

17 The Dingle is situated approximately 3/4 of a mile from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a vast amount of facilities and services varying from a

butchers and a supermarket, a primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses and restaurants, a leisure centre, a livestock market, bakeries and a library. The town features a 'fortnightly farmers' market' and also benefits from having a thriving artistic community to include the Writers Group, a number of painters, art galleries, potters and craftsmen. Still a thriving market town spear headed 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 area's 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 2023/24 is £2,322.61.

#### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 30MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

#### Nearest Towns/Cities

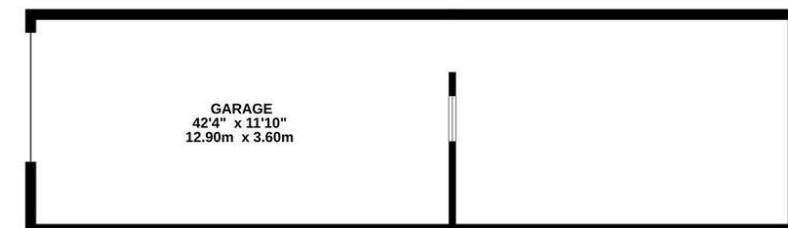
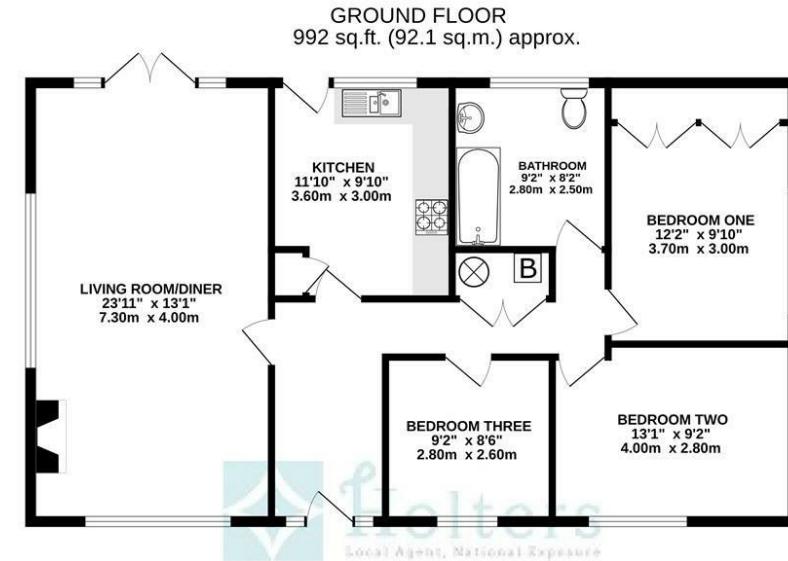
Presteigne - Approximately 7 miles  
 Kington - Approximately 12 miles  
 Bishops Castle - Approximately 13 miles  
 Llandrindod Wells - Approximately 19 miles  
 Ludlow - Approximately 19 miles  
 Leominster - Approximately 19 miles  
 Newtown - Approximately 21 miles  
 Builth Wells - Approximately 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 has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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 floorplan is for illustrative purposes only and should not be used as a guide 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		83
(81-91)	B		65
(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	

