



13 Llewelin Road, Kington, Herefordshire, HR5 3AB

Offers in the region of £205,000



Holters
Local Agent, National Exposure

13 Llewellyn Road, Kington, Herefordshire, HR5 3AB

A well maintained, 3 bedroom, end-of-terrace house with front & rear gardens, off road parking, countryside views and is located approx. 1/4 from the town centre and backs onto a green/parkland area.

Key Features

- End-of-Terrace House
- Well Maintained Accommodation
- 3 Bedrooms
- 2 Reception Rooms
- Rear Kitchen Extension
- Front & Rear Gardens
- Gated Drive Providing Off Road Parking
- Backing onto a Green/Parkland Area
- Countryside Views to Rear
- Popular Residential Location

The Property

Introducing No.13 Llewellyn Road, which is a well maintained, end-of-terrace house located within a popular residential area approximately 1/4 of a mile from Kington's vibrant town centre with its many independently owned amenities and backs onto green/parkland area.

Built circa 1950's, No.13 Llewellyn Road is an ideal family home and has been much improved and lovingly maintained by the current owner over a number of decades including the addition of rear, single storey extension where the kitchen is found. The property offers 3 bedrooms, 2 reception rooms and 1 bathroom, while outside, there is off road parking, front and rear gardens and distant countryside views towards Bradnor Hill.

Inside, the accommodation spans across 2 floors and is made up on the

ground floor of an entrance porch, hallway with stairs rising off to the first floor, a living room with dual front and rear aspects and a feature fireplace, a dining room/area, utility with a further storage cupboard and the kitchen complete with integrated appliances and the 'Worcester' combi boiler. A door from the kitchen leads out to the rear garden. On the first floor, a landing area gives way to the bathroom, separate W.C and the 3 bedrooms, which all benefit from built-in wardrobes. Bedroom Three enjoys far-reaching countryside views over the neighbouring green/parkland.

Outside, to the front of the property is a gated driveway providing off road parking for a couple of vehicles and leads to a carport. Additional parking on the lawned front garden could be created if required. Along with the lawn, the front garden has flowered beds, a variety of mature shrubs, a paved seating area and well-defined fenced and hedged borders. The rear garden is much the same as the front, as well as the addition of a greenhouse, useful shed and a gateway which leads out to a rear track and subsequent green/parkland area.

The Town

The historic market town of Kington is located in the rural setting of Herefordshire close to the

English/Welsh border. Offering a close knit, friendly community Kington attracts a wealth of visitors throughout the year owing to the picturesque surrounding Herefordshire countryside and beautiful traditional buildings which line the vibrant winding high street, stocked with a variety of local groceries, retail shops and family run businesses.

Kington has a wide range of recreational and educational facilities and possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Educational facilities in the town are very good and include pre-school nurseries, a primary school and a recommended high school, Lady Hawkins. There are a variety of sports clubs, gymnasiums and health spas within the town ideal for those of an active disposition. Kington Golf Club's 18-hole course on Bradnor Hill is said to be the highest in England, over 390 metres above sea level. The area is renowned for its natural beauty and is a haven for nature enthusiasts. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby villages are popular with walkers and cyclists and present a variety of outdoor pursuits.



The town is in the shadow of Hergest Ridge, and on the River Arrow, where it is crossed by the A44 road. It is 18 miles North-West from county city of Hereford which offers a further more extensive range of retail, educational and recreational facilities (around a 30 minute car journey). Other nearby towns include Presteigne, Hay-on-Wye, Knighton and Leominster.

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

Herefordshire Council - Band A.

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
- Knighton - Approximately 12 miles
- Hay-on-Wye - Approximately 12 miles
- Leominster - Approximately 13 miles
- Hereford - Approximately 18 miles
- Ludlow - Approximately 20 miles
- Llandrindod Wells - Approximately 20 miles

What3words

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Referral Fees

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Money Laundering Regulations

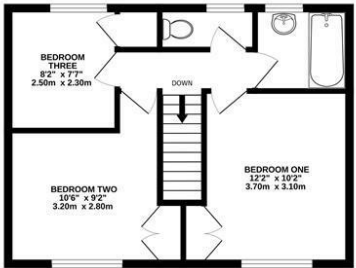
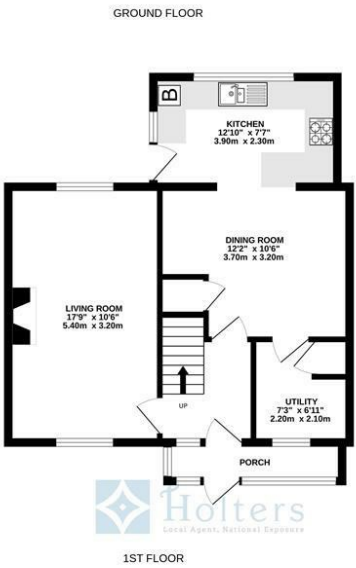
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

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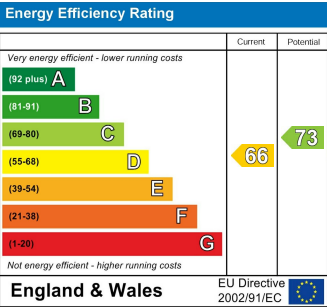
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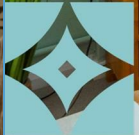


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 v2005





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