



JonathanWright
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Ty Glas Almeley Road, Eardisley, Herefordshire HR3 6PP. £350,000

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Eardisley
Herefordshire
HR3 6PP**

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PROPERTY FEATURES

- **Detached Dormer Bungalow**
- **2/3 Bedrooms**
- **Lounge**
- **Dining Room**
- **Kitchen/Breakfast Room**
- **Conservatory**
- **Utility Room**
- **Bathroom**
- **Parking For Several Vehicles With Gardens To Front And Rear**
- **Village Location**

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Situated in the village of Eardisley a detached colonial style Dormer bungalow offering mostly double glazed and oil fired centrally heated living accommodation standing in good size gardens having a private drive with parking for several vehicles to side and all within a few moments walking distance of the village shops and amenities. The property although comfortable would benefit from modernisation and improvement is offered for sale with no-ongoing chain. The full particulars of Ty Glas, Almeley Road, Eardisley are further described as follows:

The property is a detached bungalow of brick construction, in need of modernisation. A colonial style canopy veranda to front with outside lighting and a door opening into a reception hall.

The reception has a door off to the lounge. The lounge. (The measurement goes into a double glazed bay window to front), There is a feature stone fireplace, inset solid fuel grate and a stone hearth.

From the reception hall a door opens into the dining room having a double glazed bay window to front and a tiled fireplace.

From the reception hall a door opens into the kitchen/breakfast room. The kitchen has units to include an inset, stainless steel, single drainer sink unit, working surfaces, base units of cupboards and drawers under and matching eye-level cupboards. There is a solid fuel cooking range, planned space for an electric cooker, planned space for a dish washer or washing machine and a door opening into a walk-in pantry with a cold slab and shelving.

From the kitchen/breakfast room a door opens into a covered porch. The large porch has a ceramic tiled floor, double glazed windows, door to the rear and a door opening into a conservatory.

The conservatory has opening windows and

double opening doors into the garden. From the rear porch a doorway leads through into a utility room having a single drainer sink unit, room for appliances and also adjoining is a useful log and coal store for the multi-fuel cooking range in the kitchen.

From the reception hall a door leads off to bedroom one.

Bedroom one. (The measurement is taken to the front of a floor to ceiling built-in wardrobe unit with hanging rail and shelving). There is a window to rear.

From the reception hall a door opens into the bathroom having a suite of panelled bath, electric shower over, pedestal wash hand a basin and a low flush W.C.

From the reception hall a staircase rises up to the first floor with a large bedroom. (Possibly 2 bedrooms). There are 2 Velux roof lights to rear, double glazed window to front and useful under eaves storage space.

OUTSIDE.

The bungalow is approached to the front with double opening gates giving access across a tarmac driveway. To the side of the driveway is a large lawned garden, all well stocked with trees, plants and shrubs, all mature and access can be gained across both sides of the bungalow around to the rear. There is plenty of parking across the side and to the rear of the bungalow is a flagged patio area making the garden easy to maintain. There is an ornamental fish pond, gardens, borders and a well screened oil tank in the corner of the garden. There is a garden shed and a greenhouse.

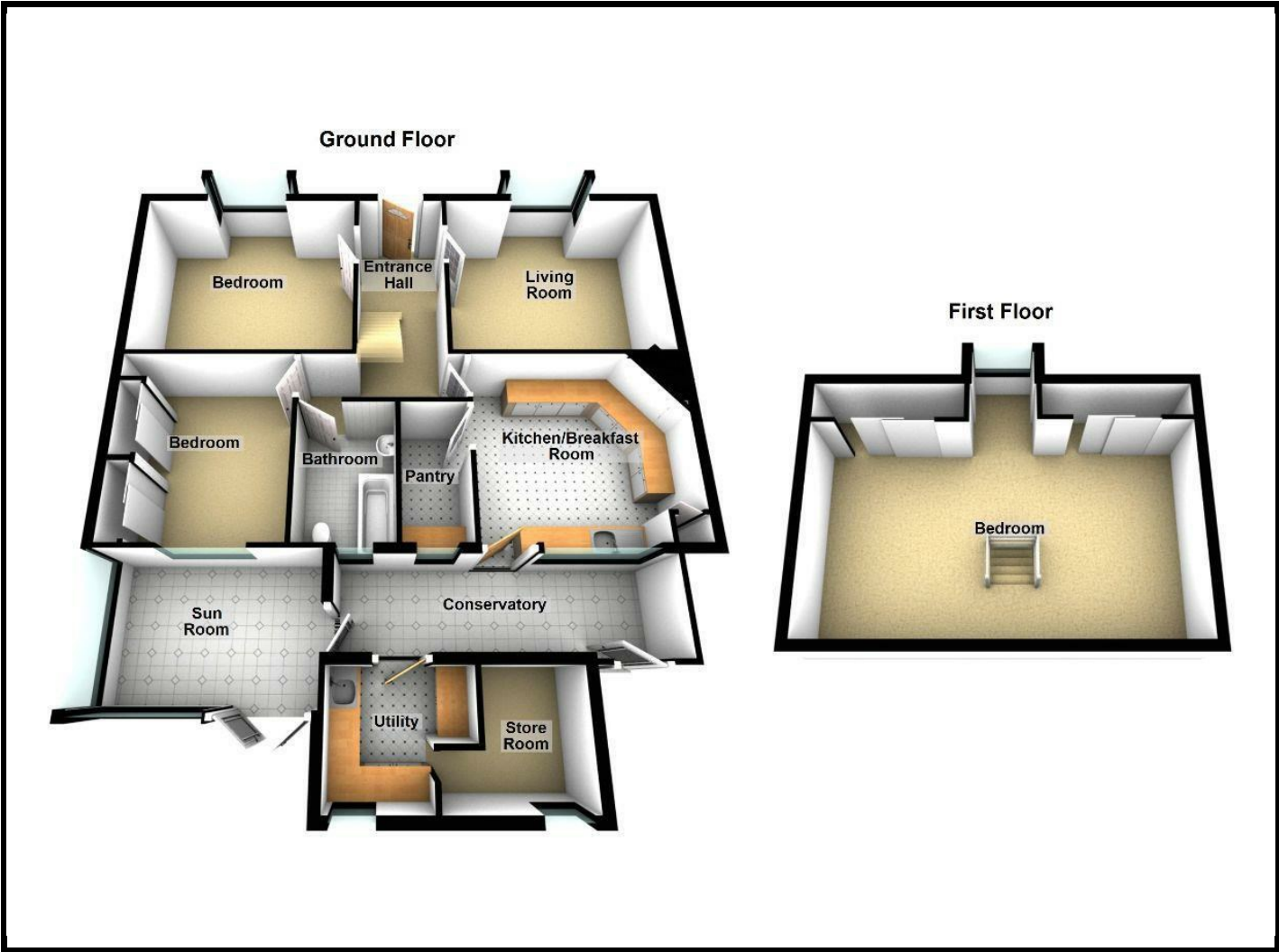
SERVICES.

Electricity, water, mains drainage, and oil fired heating.



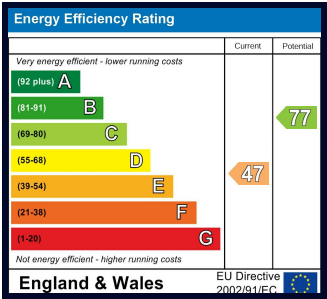
ROOMS AND SIZES

Reception Hall	
Lounge	4.27m x 4.27m (14' x 14')
Dining Room	4.27m x 4.27m (14' x 14')
Kitchen/Breakfast Room	3.89m x 3.61m (12'9" x 11'10")
Covered Porch	5.92m x 2.13m (19'5" x 7')
Conservatory	3.86m x 2.57m (12'8" x 8'5")
Utility Room	2.06m x 1.65m (6'9" x 5'5")
Bedroom Room	3.81m x 2.57m (12'6" x 8'5")
Bedroom Two	6.83m x 3.81m (22'5" x 12'6")



PROPERTY INFORMATION

Council Tax Band - E
Property Tenure - Freehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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