



2 Y Deri Llanthomas Lane, Llanigon, Hereford, HR3 5PU

Offers in the region of £610,000



Holters
Local Agent, National Exposure

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Looking for a brand new home in a quiet sleepy village location? Well this fabulous detached property could be the answer to your dreams! With Hay-on-Wye a 2 mile drive this fantastic dwelling is a must view!

Key Features

- Stunning New Build Property
- Ready to Move Straight Into
- Offering Impressive Detached Four Bedroom Accommodation
- Finished to a High Specification
- With Four Double Bedrooms
- Family Bathroom & En-Suite
- Tasteful Finish Throughout
- 10 NHBC Building Warranty
- Air Source Heating & Underfloor Heating on Ground Floor
- In a Popular Rural Village Location
- Two Miles from Hay-On-Wye
- EPC tbc

The Property

This wonderful detached four bedroom dwelling forms part of the small development Y Deri which has been built by local developer WW Bowen. The attention to detail and quality finish is evident as soon as you approach the site. The site itself is located in the quiet, rural village of Llanigon which lies a 2 mile drive from the renowned town of Hay-on-Wye. The property has been built with a 10 year NHBC warranty, it enjoys a mix of modern living yet with cosy comforts such as the wood burning stove, tasteful fitted kitchen and bathrooms. With stone fronted main elevations and oak canopy porch the front aspect is extremely appealing. The property is fully double glazed, has the benefit of Air source heating and underfloor heating to the ground floor, with oak doors throughout.

As you enter the property you step into the main hallway, which gives access to all the ground floor rooms. The main reception room is the lounge, this room offers a light, spacious feel with a window to the front and French doors opening to the rear garden. There is a fitted wood burning stove to cosy around in the winter months. On the opposite side of the hall is a formal dining room or it could be used as a pleasant home office. The impressive kitchen certainly offers a wow factor! Open plan, this room is again extremely light with windows to the front and side, together with French doors opening to the rear garden. The kitchen is fitted with tasteful wall and base units with integrated appliances, oak worktops and a Belfast style sink. There is a breakfast bar area and ample room for a large dining table. Making up the remainder of the ground floor accommodation is a utility room, fitted with the same units as the kitchen, with an oak worktop and Belfast style sink. There is a useful ground floor WC and an external door to the rear.

The first floor accommodation continues to impress with its size and quality finish. There are four bedrooms in total, all of which are doubles, the master bedroom is a large double with a walk-in wardrobe and an en-suite shower room fitted

with a quality suite. The family bathroom is fitted with a modern white suite with a roll top bath and separate corner shower.

Externally the property offers ample off road parking with a brick paved driveway, the open plan front and side garden are laid to lawn, with a further lawn garden at the rear which forms a boundary with a free flowing stream which offers a most tranquil setting. To the side is a well built detached garden shed.

NOTE - Internal photos are of No1. The room sizes are the same but a mirror image.

The Location

The village of Llanigon is a 2 mile drive south west of Hay-on-Wye. The village offers a village hall and a church. Encompassed by stunning scenic countryside with rolling hill tops, crop fields and pasture land stocked with sheep and cattle as far as the eye can see, the area of Hay-on-Wye is renowned for its outstanding natural beauty and is found within the Brecon Beacon National Park. As a whole, the area is a haven for nature enthusiasts and those of an active disposition including walkers and cyclists, plus many more and present a variety of outdoor pursuits.

Positioned directly on the English/Welsh border, Hay-on-Wye



sits alongside the picturesque River Wye and stakes claim to an annual, world famous literary festival and is often described as "the town of books", and the National Book Town of Wales. The vibrant town centre offers an extensive range of independently owned shops and facilities from butchers and deli's to boutiques and of course second hand book shops. There is also a post office, dentists, doctors surgery, chemist, bakeries, a variety of sports clubs, a builders merchants, as well as a good selection of coffee shops, restaurants and pubs. There is a Co Op supermarket on the edge of the town, a primary school, library and a local farmers market, which runs every Thursday. Further afield, larger supermarkets, leisure facilities and transport links via bus or railway stations can be found in Kington, which is 12 miles north, Brecon, which is 15 miles south-west and the Cathedral city of Hereford, which is 19 miles east.

Nearest Towns

Hay-on-Wye - 2 miles
Brecon - 14 miles
Builth Wells - 18 miles
Hereford - 22 miles

Services

We are informed the property is connected to mains water, drainage and electricity. Fitted Solar panels with battery storage.

Heating

The property has the benefit of Air Source heating. Ground floor underfloor heating and fitted wood burning stove.

Council Tax

Powys County Council - Band TBC

Tenure

We are informed the property is of freehold tenure.

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.

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.

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 vendor 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.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 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 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

