



**Williams**

Williams Estate Agents

Present:

**Oakdale**

**Hereford, HR2 8QR**

**Guide Price £325,000**

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Two bedroom Detached Bungalow - Highly Sought After Village - Garage & Parking - Good Sized Private Gardens - No Chain -

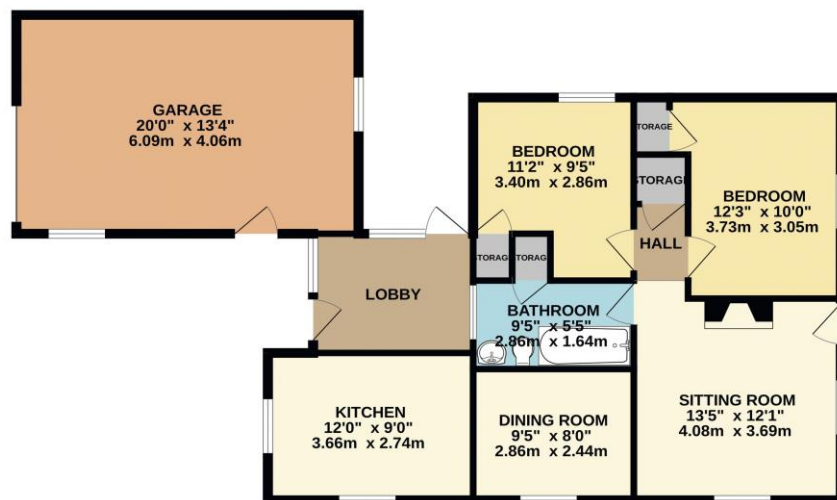




## Oakdale, Llancloudy, Hereford, HR2 8QR

**The Property:** Being situated in a lovely village location, is this two bedroom detached bungalow which benefits from two reception rooms, a part converted loft room, good sized gardens with country outlook and a Garage. Llancloudy is well positioned being close to both Monmouth and Ross-on-Wye, offering a true tranquil village feeling. The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales. The accommodation briefly comprises, entrance lobby, kitchen, which comprises a range of fitted wall, base and drawer mounted units, various built-in appliances. The property also benefits from a sitting room with burner, which bathes in natural light, being ideal for relaxation and entertaining. Adjacent to this is a dining room. The property features two bedrooms. The first bedroom offers plenty of space for furnishings and storage. The second bedroom is to the front aspect and again is well proportioned. A bathroom, situated conveniently between the bedrooms and the sitting room. Outside - Outside, the property benefits from mature gardens, which are well enclosed. There is off road parking for two/three vehicles, which lead to the garage. From Hereford proceed apprx 10 miles on the old Monmouth Road, Continue straight on the A466 until seeing the bus stop taking the right sharp turning bear right, where the property can be found via our for sale board. The rear garden is adjacent to the A466.

GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA - 963 sq.ft. (89.5 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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# ACCOMMODATION

Please Refer To Floorplan For Measurements

Entrance Area

Kitchen

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Dining Room

Sitting Room

With lobby to garden and opening to inner hall.

Bathroom

Bedroom 1

Bedroom 2

Garage

With personal door and main door.

Exterior

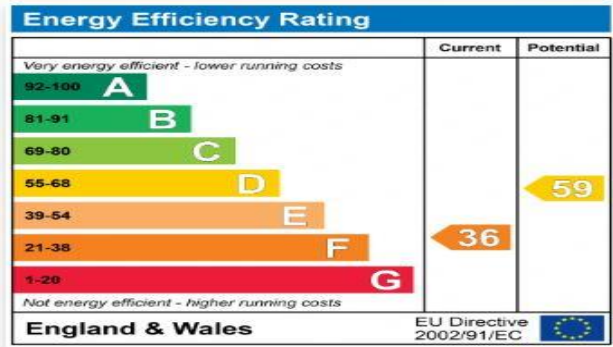
Property is approached over a wide driveway. The garden is mainly laid to lawn with patio areas.

## Hereford Office

Free Sales Valuations  
Free Mortgage Advice

01432 277734

[www.williamsestateagents.co.uk](http://www.williamsestateagents.co.uk)



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These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.