



7 HELISTON TERRACE

Pontrilas HR2 0UE



**7 Heliston Terrace
Pontrilas
Hereford
HR2 0UE**



An immaculately presented mid-terraced house, ideal as a first home or as an investment, with stylish fittings, off-road parking and double glazing, all within easy walking distance of local facilities and close to the large and very well-served village of Ewyas Harold.

Guide Price £185,000

Situation and Description

The property is conveniently located and offers easy access to both the cathedral city of Hereford and the market towns of Abergavenny and Monmouth, which both have connections via the A40 to South Wales and the Midlands. A couple of minutes' walk from Heliston Terrace is Pontrilas Post Office and General Store, village café and bakery, and Golden Valley fitness centre/gym. The adjoining village of Ewyas Harold offers an extensive range of local facilities, with an excellent village shop, two public houses, a doctor's surgery, veterinary surgery, active village hall, butchers, fish and chip shop and more.

Ideal as a first home or as an opportunity for investors, this mid-terraced house is beautifully presented throughout with attractive wood-effect floors, a stylish and well-appointed kitchen, a comfortable and spacious living room, two good bedrooms and a contemporary bathroom with both bath and shower.

On arrival, a canopy porch and front door lead into a reception hall with power points, wood effect flooring and useful understairs storage space. The main living room is very spacious with attractive flooring, night storage heater, fire surround with electric fire, coving to ceiling and double-glazed patio doors to a sun terrace and parking area.

The kitchen then lies at the front of the house and is well appointed with a range of fitted cupboards and worktops, incorporating a built in Hotpoint 4 ring hob with extractor over, as well as a Hotpoint oven and grill, single drainer sink unit and space for washing machine and fridge.

From the entrance hall a fully carpeted staircase leads up to a first-floor landing which provides access to the roof space and to a useful airing cupboard. There are then two comfortable bedrooms, one with a built-in wardrobe and both with electric heating. The bedrooms are then supported by a stylish bathroom which includes a bath and separate corner shower.

Outside

To the front of the house there is a small garden area which has been graveled for ease of use and is enclosed by attractive picket fencing. At the rear there is a small patio, garden store and off-road parking for one car.

Services and Considerations

Mains electricity, water and drainage all connected.

Tenure freehold

Council Tax Rating B

EPC Rating D 62/91

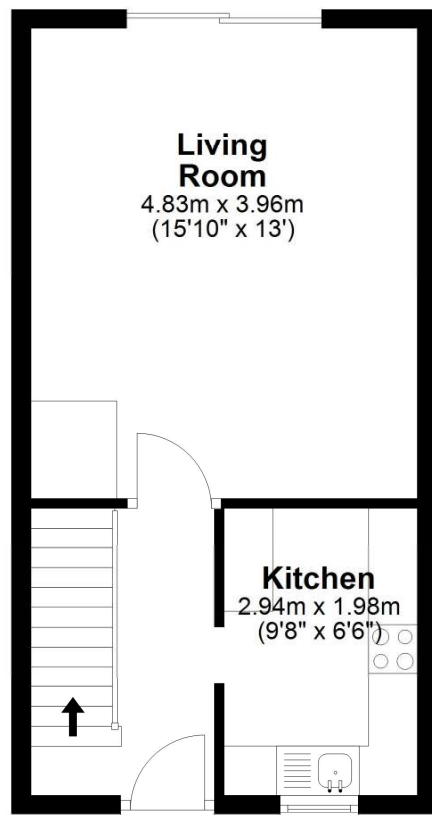
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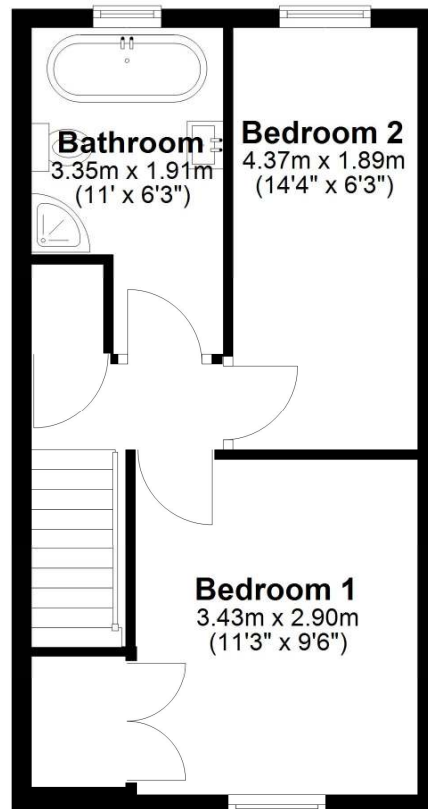
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Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Ground Floor



First Floor



Total area: approx. 61.9 sq. metres (666.4 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.



Directions

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From Hereford take the A465 signpost to Abergavenny and proceed for approximately 12 miles before turning left into the small village of Pontrilas. Heliston Terrace will then be found on the right-hand side, after a short distance.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Living room / kitchen / one of two bedrooms and supporting bathroom

