

34, Gilberts Wood, Ewyas Harold, HR2 0JL  
Price £325,000

**COBB  
AMOS**  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# 34 Gilberts Wood Ewyas Harold

A SPACIOUS DETACHED BUNGALOW IN A SOUGHT AFTER VILLAGE LOCATION.

This property has three bedrooms and is situated in a cul-de-sac and enjoys far reaching views from both the conservatory, main bedroom and the wrap around garden. Further benefits are an attached garage with automated door, parking space and OFFERED WITH NO ONWARD CHAIN.

CALL US ON 01432 266007 TO BOOK YOUR VIEWING.

- Detached Bungalow
- 3 Bedrooms (1 En-Suite)
- Sought After Village Location
- Conservatory with Far Reaching Views
- Garage with Automated Door
- NO ONWARD CHAIN

## Material Information

Price £325,000

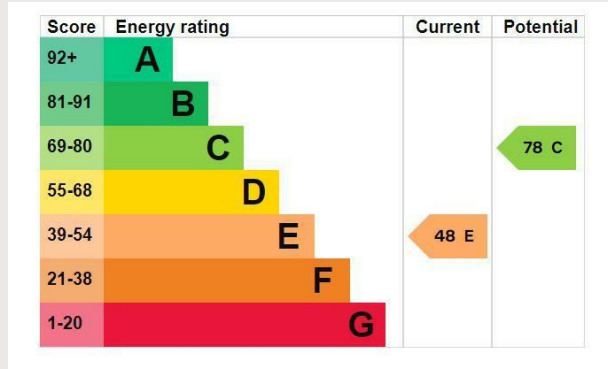
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (48)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Once inside this detached bungalow you will fully appreciate the space on offer and how the property is situated within it's village cul-de-sac location, where the elevation provides the wonderful views you get from this particular home. The accommodation comprises; a dining hall, kitchen/breakfast room, living room, conservatory, three bedrooms, one en-suite and a family bathroom.

## Property Description

Through the front door in to the Entrance Hall.  
 Kitchen / Dining Room 16' 6" x 9' 11" ( 5.03m x 3.02m )  
 Living Room 15' 7" x 14' 1" ( 4.75m x 4.29m )  
 Conservatory 7' 10" x 9' 10" ( 2.39m x 3.00m )  
 Bedroom One 10' 4" x 15' 9" ( 3.15m x 4.80m ) with En Suite with walk in shower, toilet and wash hand basin  
 Bedroom Two 10' 1" x 11' ( 3.07m x 3.35m )  
 Bedroom Three 7' 5" x 10'1" Max into door recess  
 Bathroom with bath and shower over, toilet and wash hand basin

## Garden & Parking

Enclosed by low level wooden picket style fencing with gated side access by the garage, the garden wraps around the bungalow and is mainly lawn with some well established shrubs and offers an open aspect and far reaching views.

Garage 18' x 10' 6" ( 5.49m x 3.20m ) which has an automated roller door, power and light and overhead storage area. Parking space to the front of the garage also.

## Location

Ewyas Harold is a village in Herefordshire's Golden Valley, close to the Welsh border. The village is approximately at the halfway point between Hereford and Abergavenny. Despite the village being relatively small, it's home to around a 1,000 people, it has all the amenities needed for a thriving community. These include a village store and Post Office; two family butchers shops; two pubs, one of with has a restaurant; an award-winning fish and chip shop; a GP's surgery; a dentist; a hairdresser and a veterinary surgery. The village Memorial Hall hosts a variety of activities and groups including Scouts, Cubs and Beavers, Short Mat bowls; the WI, an Art Club as well as various exercise classes throughout the week. There is also a large recreation ground in the village which includes a children's play area, a football pitch, and a cricket pitch. The village primary school is rated good by Ofsted.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating

Herefordshire Council Tax Band - E

Tenure - Freehold

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

## Directions

From Hereford take the A465 Abergavenny road. Continue for approximately 9 miles until you reach the village of Pontrillas, Take the right hand slip lane signposted for Ewyas Harold. Proceed through the village, at the bridge, bear right, heading for Abbey Dore. Proceed up the hill then turn right into Gilberts Wood and the property can be found on your left hand side. What3words /// ounce.jokes.pull

