



16 PRIORSFIELD

EWYAS HAROLD, HEREFORD HR2 0TX

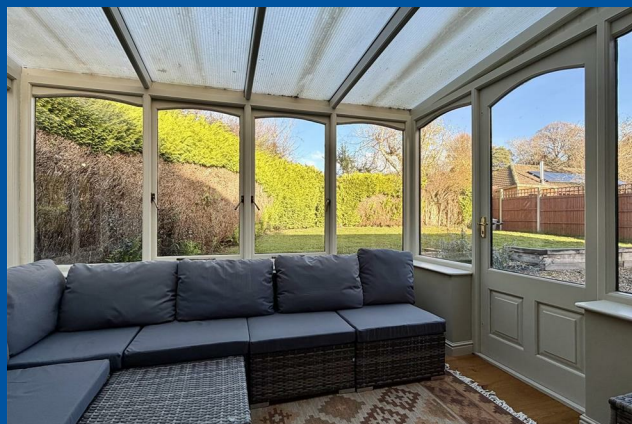
£449,995
FREEHOLD

Situated in the sought after village of Ewyas Harold, a superb detached three bedroom bungalow which has been extensively refurbished throughout and offers an ideal home for families or those looking to downsize. The property which benefits from three bedrooms, one en-suite, family bathroom and separate toilet/utility also benefits from a low maintenance rear garden, garage and driveway parking. The property is being sold with no onward chain a viewing is highly recommended.



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- Superb detached bungalow • Three bedrooms, two bath • Immaculately presented throughout • Ideal for families or those downsizing • Sought after village location • Sold with no onward chain!



Recessed Porch

With entrance door leading into the

Entrance Hall

With feature wood flooring, ceiling light point, wall mounted electric heater and doors leading into

WC/ Utility

With low flush w/c, Belfast sink, work surface space with space and plumbing for washing machine under, space for coats and shoes and shoe storage, electric heater, double glazed window to the front aspect and ceiling light point.

Open plan living space

A fantastic open plan space perfect for all of the family and entertaining with a newly fitted kitchen with matching fitted wall and base units with marble work surfaces over, tiled splash backs, stainless steel sink and drainer with mixer tap over, integrated four ring induction with extractor over, integrated oven and grill, microwave, dishwasher and under counter fridge, a useful breakfast bar with storage under, two ceiling light points, double glazed window and door to the rear garden. The space flows seamlessly into the dining area with centre ceiling light point, wall mounted electric heater, double glazed window overlooking the rear garden, a door into the inner hallway and flowing through into the living space with two ceiling lights, wall mounted heater and sliding doors opening into the

Conservatory

With double glazed windows and door out to the rear garden and wall mounted electric heater.

Inner Hallway

With two fitted wall lights, loft hatch, smoke alarm, airing cupboard housing the hot water cylinder and doors leading to the bedrooms and bathroom.

Bedroom one with en-suite

A spacious bedroom with double glazed window to the front aspect, ceiling light point, wall mounted electric heater, feature wood flooring, a double open wardrobe and door leading into the

En-suite shower room

Comprising a large walk in shower with tiled surround and electric rainfall shower, a Burlington pedestal wash hand basin and low flush w/c, chrome heated towel rail, wall mounted illuminating mirror, double glazed window, tiled floor and ceiling light point.

Bedroom 2

With feature wood flooring, ceiling light point, wall mounted electric heater, double glazed window to the front aspect and large open wardrobe.

Bedroom 3

With feature wood flooring, ceiling light point, open double wardrobe and double glazed window out to the front aspect.

Bathroom

A newly fitted three piece Burlington suite comprising

panelled bath, pedestal wash hand basin, low flush w/c, ceiling light point, tiled floor and surround.

Outside

To the rear a good sized low maintenance garden laid to stone with steps leading up to a good sized area of lawn enclosed by hedging, a pathway leads to the side where there is a further low maintenance stoned area with access to the front driveway. There is a side access gate to the right of the property and a rear access door to the garage. To the front there is a good sized paved driveway providing off road parking part enclosed by brick walling and fencing. There is access to the single garage with up and over door to front, light and power.

Directions

Proceed south out of Hereford on the A465 towards Abergavenny, after approximately 10 miles take the right hand turning into the village of Ewyas Harold heading towards the centre of the village taking the left turning towards the pub and primary school then taking the right hand turning onto School Road, the left turning onto Dark Lane and then the left turning onto Priorsfield, proceed towards the church and the property is situated on the right hand side.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

Electric heating.

Tenure & Possession

Freehold - vacant possession on completion.

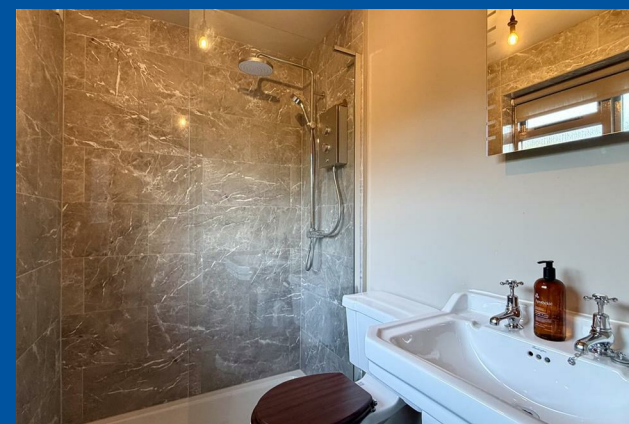
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Money Laundering

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

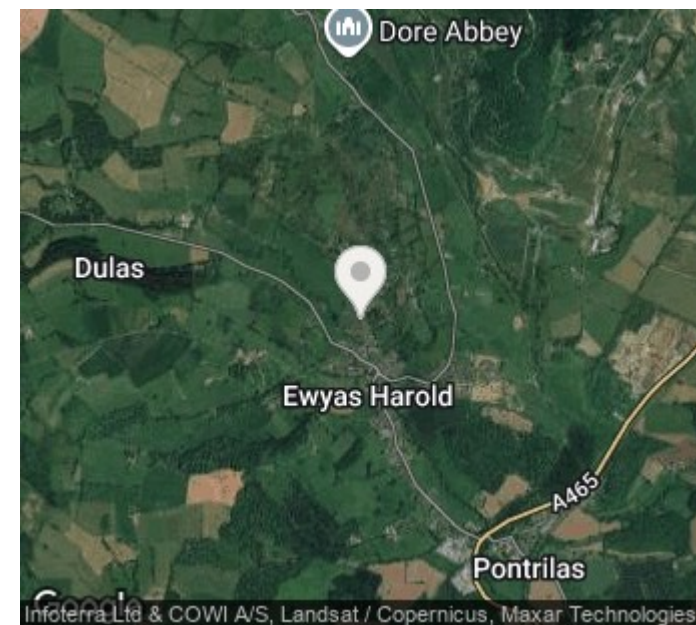
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Total area: approx. 106.9 sq. metres (1150.4 sq. feet)

EPC Rating: E Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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