



14 Broad Street, Hay-on-Wye, Hereford, HR3 5DB



**14 Broad Street
Hay-on-Wye
Hereford
HR3 5DB**

Summary of features:-

- A beautifully presented townhouse
- Located in the heart of Hay-on-Wye
- Versatile and generously proportioned four bedroomed accommodation
- Stylishly appointed with eye-catching design

**Brecon 16 miles
Hereford 20 miles
Abergavenny 26 miles**

Description

14 Broad Street is a delightful townhouse found in the heart of the beautiful borders market town of Hay-on-Wye.

The property has been comprehensively remodelled and renovated in recent times to offer stylishly appointed four bedroomed accommodation with a real flare for design.

Situation

Hay-on-Wye is a delightful border market town famous for its annual literary festival, held annually in the spring.

The town offers an excellent range of services and facilities including dentists, doctors' surgery, cinema, post office, chemist, library, various independent shops and a wealth of second hand and antique bookshops.

There is a thriving and diverse market held every Thursday and a range of public houses, restaurants, cafes and bistros, all located within the town centre. Primary school education is found within the town itself with secondary education located a few miles away in the village of Three Cocks.

Hay-on-Wye nestled in the most beautiful countryside within the Brecon Beacons national park and offers a wide range of leisure and recreational facilities.

Brecon is further afield, approximately 16 miles and Hereford approximately 20

miles, both offering further services and facilities. The nearest rail links are found in Hereford and Abergavenny.

The Accommodation

The property is entered through the front door into a reception hall which is also used as a family room.

The room features a red brick fireplace with woodburning stove and a window to the front giving the room a light and airy feel.

A door leads through to a boot room area where a further door gives access to the cellar and a corridor leads to the sitting room.

The sitting room is a spacious area perfect for large gatherings and features engineered oak flooring, a fireplace with woodburning stove, a side window and a door leading to the kitchen.

The kitchen is another light and airy space with exposed beams and is well equipped with a wide range of kitchen units, an electric range cooker, natural stone worktops, a double butler sink, integral fridge/freezer and dishwasher, a window to the side, a fitted bench offering additional storage, a pantry with power points and shelving and a further door giving access to the outside.

The cellar room has a full staircase access and is fitted with shelving and has a radiator and is carpeted.



From the reception hall, a staircase leads to the first-floor landing and provides access to the master bedroom, a second bedroom, a family bathroom and separate w.c with a wash basin.

The master suite comprises a double bedroom with windows to two aspects, painted floorboards, a feature fireplace and ample space for free standing furniture.

The ensuite shower room is adjacent to the master bedroom and features a large waterfall shower and walk-in cubicle, a close-coupled w.c, wash hand basin, painted floorboards and a window to the side.

Bedroom two is of double proportion with painted floorboards and a window to the front.

The family bathroom also has exposed floorboards and a tall window to the front. The bathroom suite comprises a side fill bath, walk-in shower cubical, wash-hand basin, and a heated towel rail. There is also a separate w.c with wash-hand basin adjoining the bathroom.

A further staircase leads the second-floor landing where there is a fire escape. The landing area has engineered oak flooring and fitted bookshelves.

Both bedrooms on this floor have windows to the front and engineered oak floors.



Outside

To the rear of the property there is an area used for storage.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and mains gas-fired central heating. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council Band "C".

Tenure

Freehold with vacant possession upon completion.

Directions

From the Hay office proceed down the pavement where the property will be found opposite the clock tower on Broad Street.

What3words - //employers.roving.gloves

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

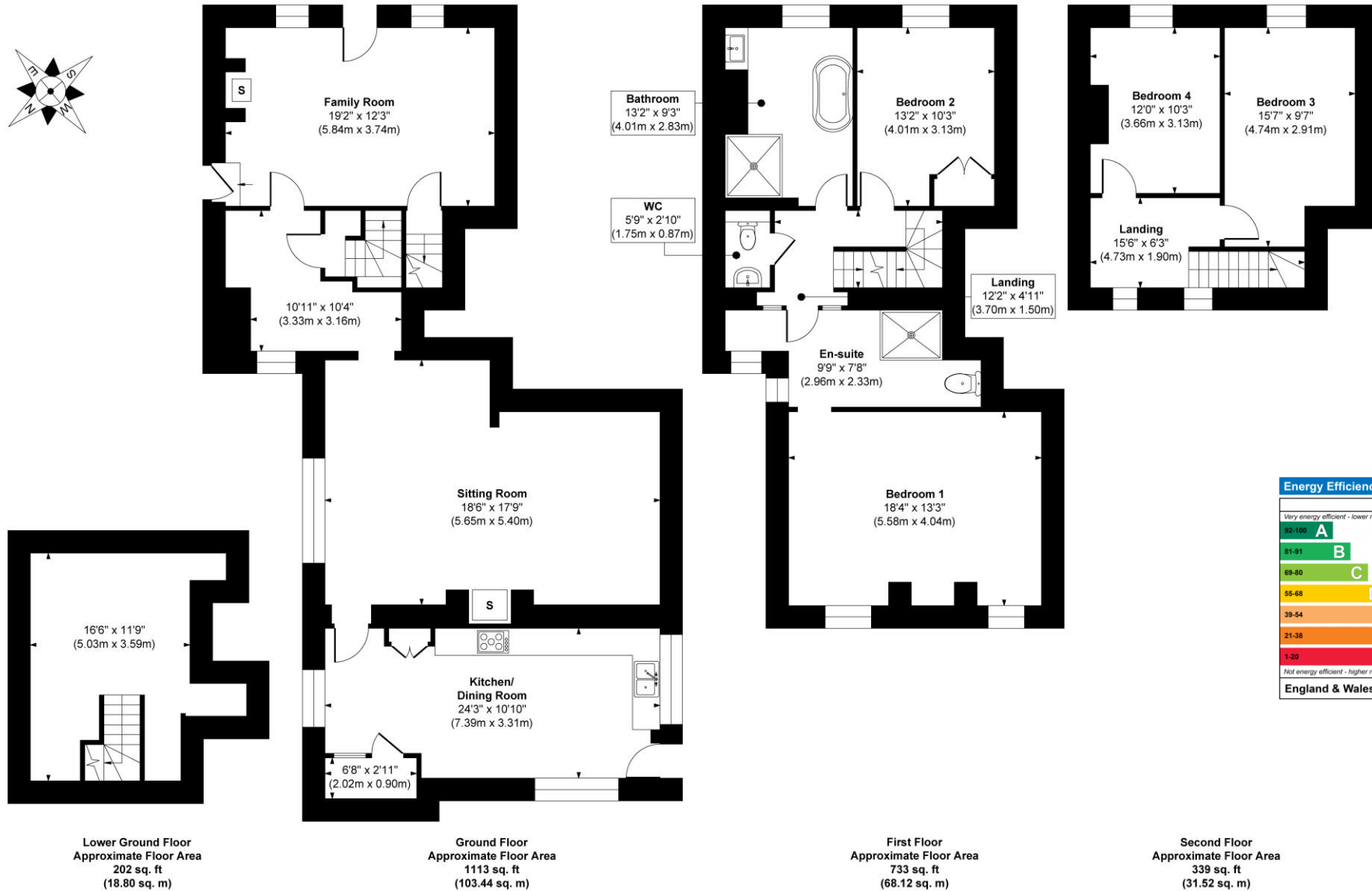
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		75
55-68 D		
39-54 E	46	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx. Gross Internal Floor Area
Main House = 2387 sq. ft / 221.88 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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rightmove
find your happy

Zoopla.co.uk
Smarter property search

RICS

The Property Ombudsman

NAEA

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.