



Brynhyfyd, Broad Street, Hay-on-Wye, Hfds. HR3 5DB



**Sunderlands**  
Residential Rural Commercial





**Brynhyfryd  
Broad Street  
Hay-on-Wye  
Herefordshire  
HR3 5DB**

Summary of features:

- A splendid townhouse recently renovated
- Beautifully presented and generous accommodation
- Found in the heart of Hay-on-Wye
- A viewing is strongly recommended

**Brecon 15 miles  
Hereford 20 miles  
Abergavenny 26 miles**

### Description

Brynhyfryd is a delightful Grade II Listed townhouse found in the heart of this attractive and historic border market town. The generous accommodation is beautifully presented, characterful and has been renovated by the current owners to a very high standard. The house retains a wide range of original features and has been greatly enhanced and styled to make it suitable for contemporary living.

### Location

Brynhyfryd is located in the heart of Hay-on-Wye and is convenient for the town's excellent range of facilities including many independent shops, cafes and public houses. Hay-on-Wye is a popular and bustling market town in the heart of the Wye Valley situated in the Brecon Beacons National Park offering excellent recreation opportunities. The town is known internationally for its range of second-hand bookshops and the Hay Literary Festival held annually during the Spring. A thriving market is held every Thursday and many other festivals throughout the year.

### Accommodation

Entering through the front door into the generous hallway with a door and steps leading to the useful cellar. The cellar offers an excellent storage area and laundry facilities. A door leads into the sitting room with windows to the front and rear, a woodburner, shelving and is a delightfully light and airy room.

The dining room comfortably fits a large dining table and dresser and has a side window, bookshelf and cupboard storage. The kitchen and breakfast rooms overlook the gardens. The kitchen is fitted with a bespoke Neptune kitchen with a central island, an "Everhot" range cooker, double sink, integral dishwasher, fridge-freezer and underfloor heating. With windows to the side and rear light floods into this area. There is also a downstairs cloakroom with a low-flush WC and basin.

The first floor landing gives access to three double bedrooms and an additional single bedroom (currently used as a study). Two of the three double bedrooms have bespoke fitted wardrobes. Bedroom 2 has an en-suite shower room. There is also a family bathroom with a panel bath with a shower and screen, a low-flush WC, a hand basin, underfloor heating, heated towel rail and tiled floor and walls.

The main bedroom is found on the second floor with dormer windows, skylights, exposed beams and fitted wardrobes. There is an en-suite shower room with a moulded bowl washbasin, low-flush corner WC, underfloor heating, heated towel rail and a skylight.

### Outside

To the rear south east side of the house, the garden has been landscaped to provide private seating areas. The garden has well stocked borders and has been developed to be relatively low maintenance. There is a brick garden shed with power, a lean-to housing shed and a bike shed

## Parking

The town of Hay-on-Wye has the benefit of a residents on street parking permit scheme.

## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

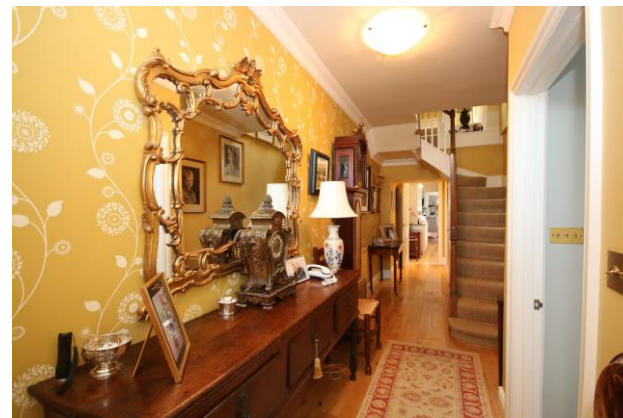
Powys Band "F".

## Services

Mains water, gas, electricity and drainage. Please note that no services or installations have been tested.

## Directions

From the town centre adjacent to the town clock tower, proceed downhill on the right side of the road, the property will be found on the right hand side, set back from the road accessed via the raised pavement.



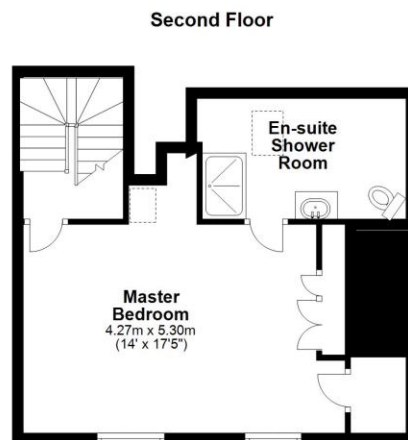
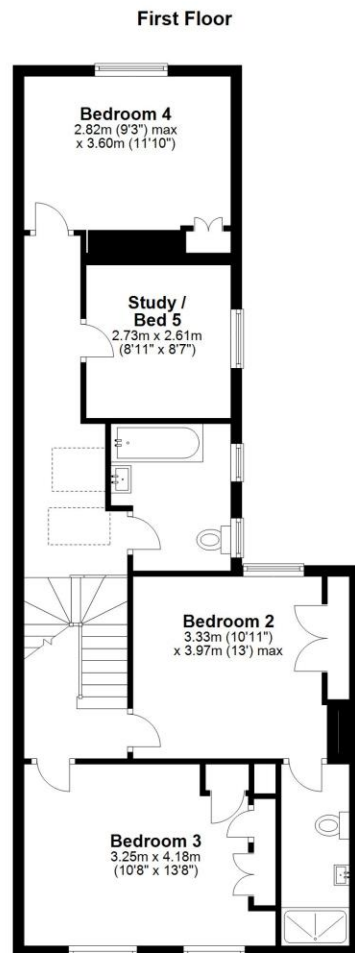
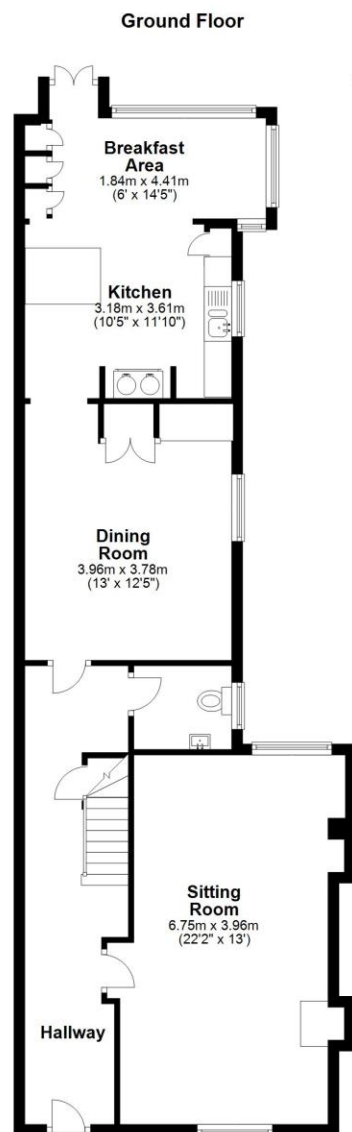












Total area: approx. 196.7 sq. metres (2116.7 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: [hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

Out of Hours: Harry Aldrich-Blake

Tel: 07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356161

Email: [hereford@sunderlands.co.uk](mailto:hereford@sunderlands.co.uk)

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

### Joint Agent

**Fine & Country, Hay-on-Wye**

Tel: 01497 820778

**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



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.