



10 Lion Street, Hay-on-Wye, Hereford, Hfds, HR3 5AB





**10 Lion Street
Hay-on-Wye
Hereford
Herefordshire
HR3 5AB**

Summary of features:-

- A mid-terrace townhouse
- Spacious living accommodation
- Centre of town location
- Enclosed rear terrace with separate access
- Guide Price £25
- 5,000

**Brecon 16 miles
Hereford 21 miles
Abergavenny 26 miles**

Description

10 Lion Street is a delightful mid-terrace townhouse found in the heart of Hay-on-Wye. The property offers three bed accommodation over three floors and has the benefit of an enclosed terraced garden with a separate side access.

Situation

Hay-on-Wye is a delightful border market town, famous for its annual Literary Festival held annually in May. The town offers an excellent range of services and facilities including two dental surgeries, a medical practice, cinema, chemist, library and a primary school.

There is a wealth of second-hand bookshops and antique shops along with a wide range of public houses, restaurants and cafes all located close to the town centre.

Nestled in the Wye Valley, within the Brecon Beacons National Park and surrounded by the most beautiful countryside, the area offers a wide range of leisure and recreational activities.

The Accommodation

The property is entered through the front door into a hallway where there is a staircase with an understairs cupboard and a door leading into the living/dining room.

The living/dining room is light and airy with a sash window to the front, a window to the rear and a fitted gas stove.

A door leads into the kitchen with fitted base units and worktops, a stainless-steel sink, plumbing for a dishwasher, space for a fridge and a window overlooking the terrace.

A door from the kitchen leads to the side passage which provides plumbing for a washing machine and access to the terraced area to the rear of the property and a recently redecorated shower room with a window, shower cubicle, wash-hand basin and a close-coupled W.C.

The side passage can also be accessed independently of the main house with a separate door at the front of the property. In the hallway, a staircase leads to the first-floor landing and provides access to all three bedrooms, two of which are of generous proportions.

There is also a family bathroom with a panel bath with shower over, a wash-hand basin and W.C.

The third bedroom on the first floor, which is currently used as a home office, has a staircase leading to the second-floor attic space which has been converted into a useful living area. The room is of generous proportions and has three large Velux windows giving it a very light and airy ambiance.

Outside

To the rear of the property there is an enclosed terrace which can be reached either via the kitchen or via the separate passageway.

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 "D".

Tenure

Freehold with vacant possession upon completion.

Directions

From the Hay Office proceed down the pedestrian walkway towards the town clock and turn right at the end of the building, follow the road into Lion Street where the property will be found on the right-hand side as indicated by the agents For Sale board.

What3words

//forklift.behave.ar ming

Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

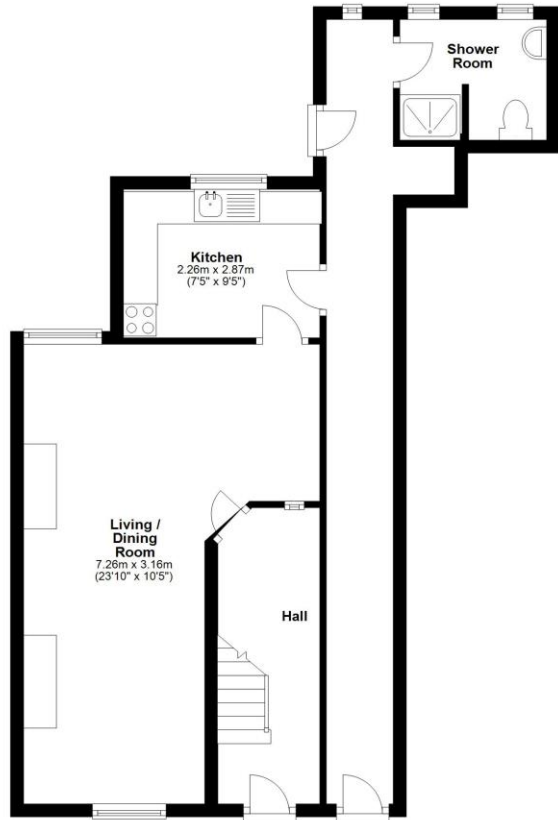
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

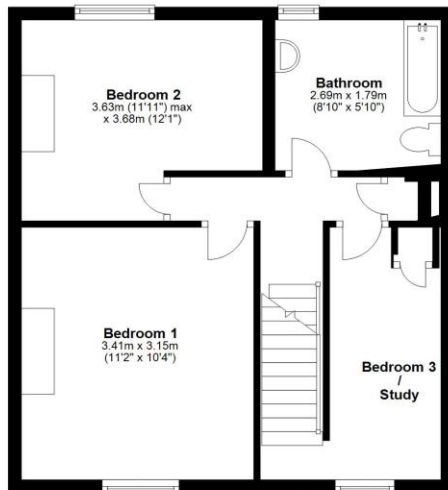
Harry Aldrich-Blake 07717 410757



Ground Floor



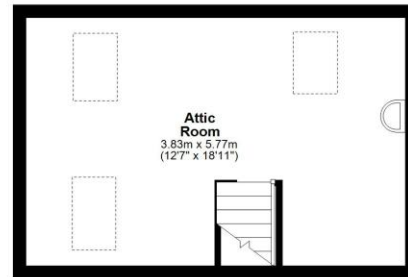
First Floor



Total area: approx. 123.8 sq. metres (1332.6 sq. feet)

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

Second Floor



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

Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

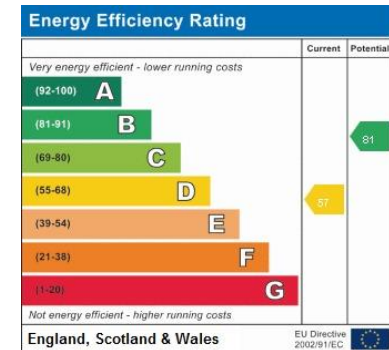
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www.sunderlands.co.uk

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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.