



Hayseed House, Heol-y-Dwr, Hay-on-Wye, Hfds, HR3 5AT



Sunderlands

Residential Rural Commercial



Hayseed House
Heol-y-Dwr
Hay-on-Wye
Herefordshire
HR3 5AT

Summary of features:-

- A delightful townhouse
- Found in the heart of Hay-on-Wye
- Three bed accommodation with off-road parking and garden
- Solar panel water heating system
- No onward chain

Brecon 16 miles
Hereford 21 miles
Abergavenny 26 miles

Description

Hayseed House is a delightful and modern property found in the heart of Hay-on-Wye.

The property offers three-bedroom accommodation, one with ensuite facilities, a family bathroom and an open plan kitchen / living area and a south-facing patio-garden to the rear.

The property also benefits from a driveway and parking space immediately to the front of the house.

Situation

Hay-on-Wye is a delightful border market town, famous for its 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, a wealth of second-hand bookshops and antique shops and an excellent and diverse market which operates every Thursday. There is also a wide range of public houses, restaurants and cafes, all located close to the town centre. Primary education is provided within the town and a second primary school can be found in the village of Clifford which is located just a few miles away.

Hay-on-Wye is nestled in the most beautiful countryside within the Brecon Beacons National Park which offers a wide range of leisure and recreational activities.

The Accommodation

The property is entered through the front door into a small hallway. Immediately to

the right is the sitting room with a window to the front and an opening through to the kitchen / dining room.

The kitchen has a range of fitted units with an electric oven and hob, plumbing for a washing machine and dishwasher and a sink with a window looking out to the garden. To one side there is a set of double doors leading to the garden and a cupboard containing the central heating boiler.

A staircase leads to the first-floor landing providing access to two double bedrooms, both of which have built-in wardrobes, and the family bathroom which has a p-shaped bath with shower over, close-coupled w.c, wash-hand basin, radiator and a window with a picturesque view of Hay Castle.

Also on the landing is a storage cupboard and a staircase leading to the second-floor landing where there is an open wardrobe area. A door leads to the third double bedroom with Velux skylight windows to the front and rear and low cupboard storage. This bedroom also has the benefit of an ensuite shower room with a corner shower cubical, close-coupled w.c, wash-hand basin and a skylight window.

Outside

To the front of the property there is a parking area and a footpath which leads down to the rear paved garden. There is a fenced pathway to the side and rear of the house providing access to the street which can also be used by the neighbour.

Services

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

Council Tax Band

Powys County Council Band "E".

Tenure

Freehold with vacant possession upon completion.

Directions

From the Sunderlands office turn left at the top of The Pavement and down the hill turning right onto Lion Street. Proceed along this road turning left at the first "T" junction into Brook Street. Continue to the end of Brook Street and turn left onto Heol-y-Dwr where the property will be found second on the left-hand side as indicated by the agents For Sale board.

What3words ref: cultivation.uncle.goad

Viewing and Contact Details

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

Contact tel: 01497 822522

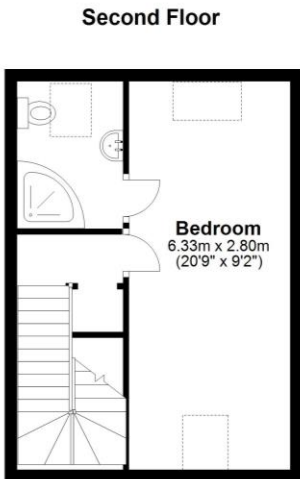
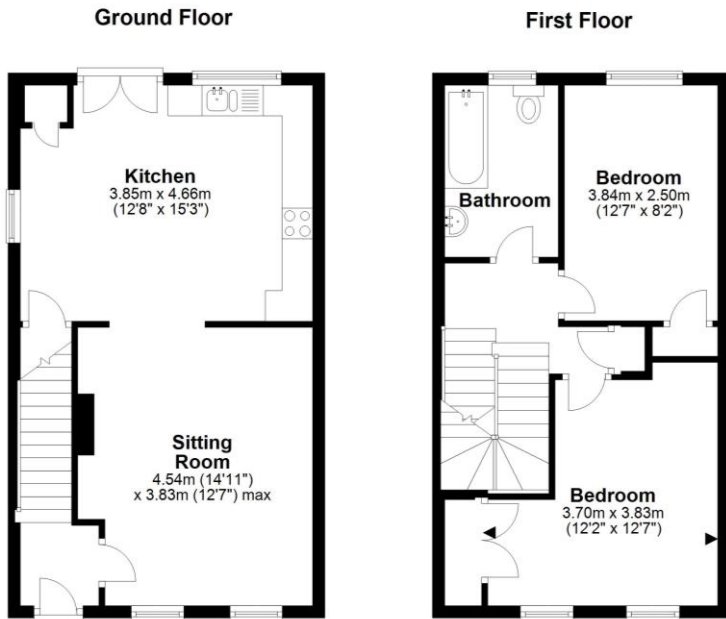
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757





Total area: approx. 106.4 sq. metres (1145.2 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

Out of hours contact: Harry Aldrich-Blake 07717 410757

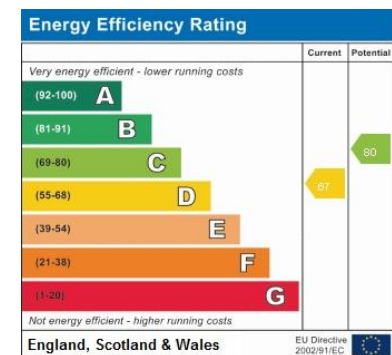
Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161
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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.