



2 Dulas Terrace, Hay-on-Wye, Herefordshire, HR3 5BD





**2 Dulas Terrace  
Hay-on-Wye  
Herefordshire  
HR3 5BD**

Summary of features:-

- A mid-terrace two bed cottage
- Well-presented and modernised
- With garden and allocated off road parking
- Close to town location

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

### Description

No.2 Dulas Terrace is a delightful mid-terrace cottage found just into Cusop on the edge of Hay-on-Wye.

The property offers well-presented two bed accommodation with a kitchen and sitting room, garden and off-road allocated parking.

### 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

Entering into the entrance porch there is a bathroom immediately on the left-hand side with a w.c, wash-hand basin, panel bath with shower over and a window.

To the right of the entrance hall a door leads into the kitchen, which is equipped with wall and base units, a stainless-steel sink with a window above, space and plumbing for a washing machine, a free-standing cooker, understairs cupboard storage and an alcove to fit a tall fridge.

The sitting room is a light and open space with a feature fireplace, a window and a door with steps leading down to the garden.

From the entrance porch, a staircase leads to the first floor where there is a double bedroom with a window and a single bedroom with a cupboard containing the central heating boiler.

### Outside

From Nantylglasdwr Lane there is an entrance into the allocated parking area and a gate leads along the Dulas Brook. A further gate leads into the garden which is mainly paved with a small lawn area.

Accessed from adjacent to the brook there is the former privy which is a useful storage area.

### Services

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

## Council Tax Band

Herefordshire County Council Band "B".

## Tenure

Freehold with vacant possession upon completion.

## Directions

From the centre of Hay, proceed downhill along Broad Street passing the Three Tuns pub on the left-hand side. Continue onto Newport Street and just after the bridge take the right turn into

Nantyglassdwr Lane. Continue past the first row of terraced cottages where there is a driveway opening on the right-hand side leading into a parking and turning area.

What3words: flanked.verve.handbook

## Agents Note

The property was subject to flooding in February 2020. The property has not been affected since then and mitigating measures have been put in place.



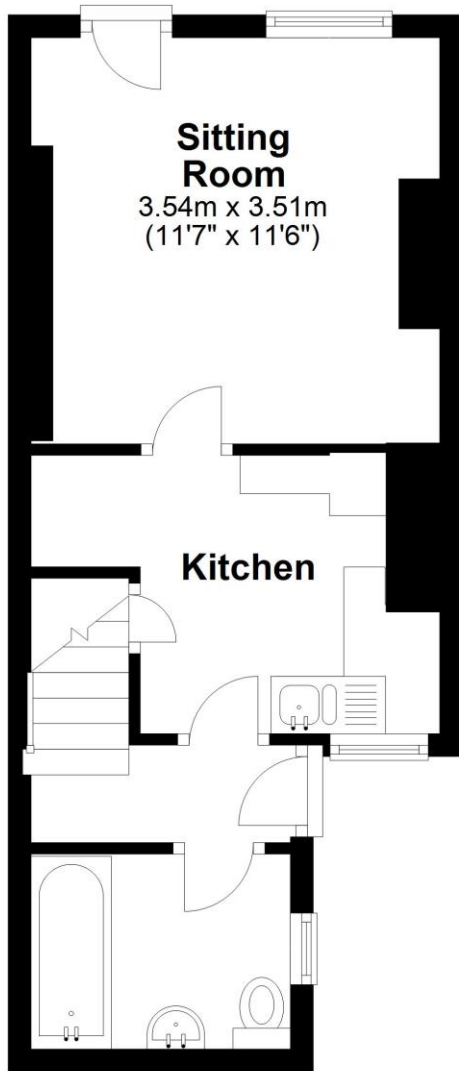
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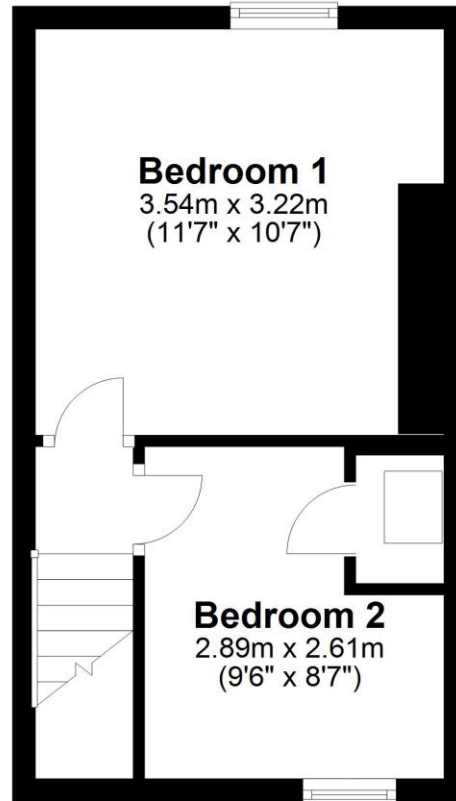
## Ground Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



## First Floor

Approx. 22.1 sq. metres (237.5 sq. feet)



**Total area: approx. 47.1 sq. metres (507.4 sq. feet)**

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

### Viewing by appointment through Sunderlands

#### Hay-on-Wye Branch

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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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Hereford HR1 2PQ  
Tel: 01432 356161  
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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.