



54 Warren Close, Hay-on-Wye, Herefordshire, HR3 5EL



**54 Warren Close
Hay-on-Wye
Herefordshire
HR3 5EL**

Summary of features:-

- Modern end terrace two bed house
- Off-road parking, garage and garden
- Found in a popular development on the edge of Hay-on-Wye

**Brecon 16 miles
Hereford 22 miles
Abergavenny 30 miles**

Description

54 Warren Close is modern end terrace property found in a popular development on the edge of Hay-on-Wye. The property has been recently refurbished and offers generous two bed accommodation with off road parking, a garage and a garden.

Situation

Hay-on-Wye is a delightful border market town, famous for its annual Literary Festival held annually in May.

Hay-on-Wye offers an excellent range of services and facilities including dentists, doctors' surgery, 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.

Hay-on-Wye offers a primary school and there is a second primary school in the village of Clifford located only a few miles away. Hay-on-Wye is nestled in the most beautiful countryside and within the Brecon Beacons National Park which offers a wide range of leisure and recreational activities.

The Accommodation

Entering the property through the front door into a porch which leads into the hallway where there is an understairs storage cupboard. Immediately ahead there is a sitting room with a door and

window to the rear and an opening leading into the kitchen.

The kitchen has been recently refurbished and features a range of wall and base units, space for a cooker and an under-counter fridge and space and plumbing for a washing machine.

A staircase in the hall leads to the first-floor landing where there are two double bedrooms and a family bathroom.

The main bedroom has two windows to the rear and the second bedroom has dormer window to the front. Both bedrooms have the benefit of a storage cupboard.

The family bathroom is fitted with a panel bath with shower over, close-coupled w.c. and a wash-hand basin.

Outside

To the front of the property there is a parking area with access to the garage. A path to the side leads around to the rear of the property where there is a part paved and lawned garden and a side access gate.

Council Tax Band

Powys County Council Band "D".

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

Tenure

Freehold with vacant possession upon completion.

Directions

From the clock tower in the centre of Hay proceed out of town on the B3450 towards Brecon. Take the last turn on the right (before leaving the speed limit) into The Meadows.

Continue along the road passing through The Meadows continuing around the sharp right-hand bend and take the next left turn into Warren Close.

On entering Warren Close, take the first right-hand turning and proceed into the large turning area where the property will be found on the left-hand side as indicated by the agents For Sale board.

What3words ref:

[//profile.contained.mainly](https://www.what3words.com/profile/contained.mainly)

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

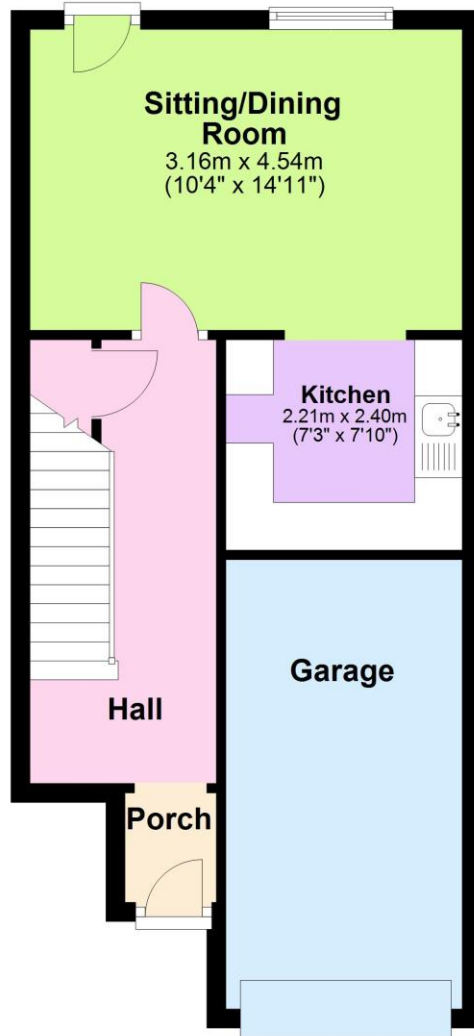
Out of hours contact:

Harry Aldrich-Blake 07717 410757



Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 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

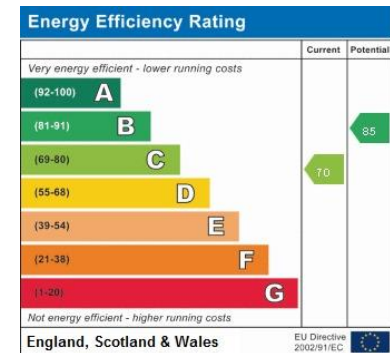
Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

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Hereford HR1 2PQ
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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.