



Lynwood, Llanigon, Herefordshire, HR3 5PU





**Lynwood
Llanigon
Herefordshire
HR3 5PU**

Summary of features:-

- A detached 4 bed bungalow
- Found in the popular village of Llanigon, close to Hay-on-Wye
- Recently modernised
- Set in approximately ¼ acre with a large driveway and garaging

**Hay-on-Wye 2 miles
Brecon 14 miles
Hereford 22 miles**

Description

Lynwood is a detached bungalow found in the popular village of Llanigon, close to Hay-on-Wye. The property, which is set in approximately ¼ of an acre, has been modernised in recent years and offers comfortable four bed accommodation with large gardens, a generous driveway and garaging.

Situation

Llanigon is found a short distance from Hay-on-Wye which offers a large range of services and facilities.

The popular market town of Hay is found within the Brecon Beacons National Park and in the heart of the Wye Valley offering a wide range of walking routes in the beautiful surrounding countryside.

The town has a variety of independent shops, cafés, restaurants and public houses and services including a medical practice, two dental surgeries, a post office and a primary school. There is a popular and busy outdoor market held every Thursday and the town is renowned for the Hay Literary Festival held annually in May. Further facilities and services can be found in the larger town of Brecon and the cathedral city of Hereford with train services located in Hereford and the M4 found in Newport.

The Accommodation

The property has been modernised in recent years including replacing the windows, kitchen, bathroom and LPG gas central heating system. The property has

been fully decorated and re-floored throughout.

Entering through the front door into a hallway, immediately on the right-hand side there is a large sitting room with windows to two aspects and a wood burning stove.

Adjacent to the sitting room is the kitchen which offers a wide range of fitted units, a gas hob, electric oven, integral dishwasher and stainless-steel sink. There is also a window looking out over the garden and a door to outside.

The bathroom which has been fully re-fitted, comprises a panel bath with shower over, close coupled w.c, washbasin and two windows.

All four bedrooms are accessed via the hallway with the main bedroom enjoying a pleasant outlook over the garden. Two of the bedrooms are considered double in proportion and have ample space for free standing wardrobes. The two further bedrooms are considered single in proportion.

Outside

The property is approached from Llanthomas Lane through a set of stone pillars into a tarmac driveway with a parking area and a lawn to one side.

Immediately adjacent to the driveway there is a garage with an up and over door **7.31m x 4.87m**, power and lighting and a second workshop **4.81m x 4.83m** offering the potential to become a large garage.

There is also a further covered area **4.16m x 4.42m** with the garage block.

It is also noted that planning permission had previously been granted (although now lapsed) for a new garage block to be constructed.

A full width gate leads to the generous rear garden which offers a range of floral borders with two large level lawn areas and a delightful sweet chestnut tree. A further gateway leads to the lower area where there is covered storage and access to the brook.

Services

We are advised that the property is connected to mains water, mains electricity and mains drainage with LPG gas central heating. Please note none of the installations have been tested.

Council Tax Band

Powys County Council Band "F".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye proceed out of the town on the B43450 towards Brecon. Just after leaving Hay and passing national speed limit sign continue past the first turning signposted to Llanigon and onto the second turning (approx 1/2 mile) also signposted to Llanigon. Take this turn and proceed up the lane continuing past a pair of semi-detached houses on the right-hand side and dropping down the hill. Lynwood will be found on the right-hand

side as indicated by the agents For Sale board.

W3W reference: remainder.oddly.pound

Viewing and Contact Number

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

Contact tel: 01497 822522

Office opening hours:

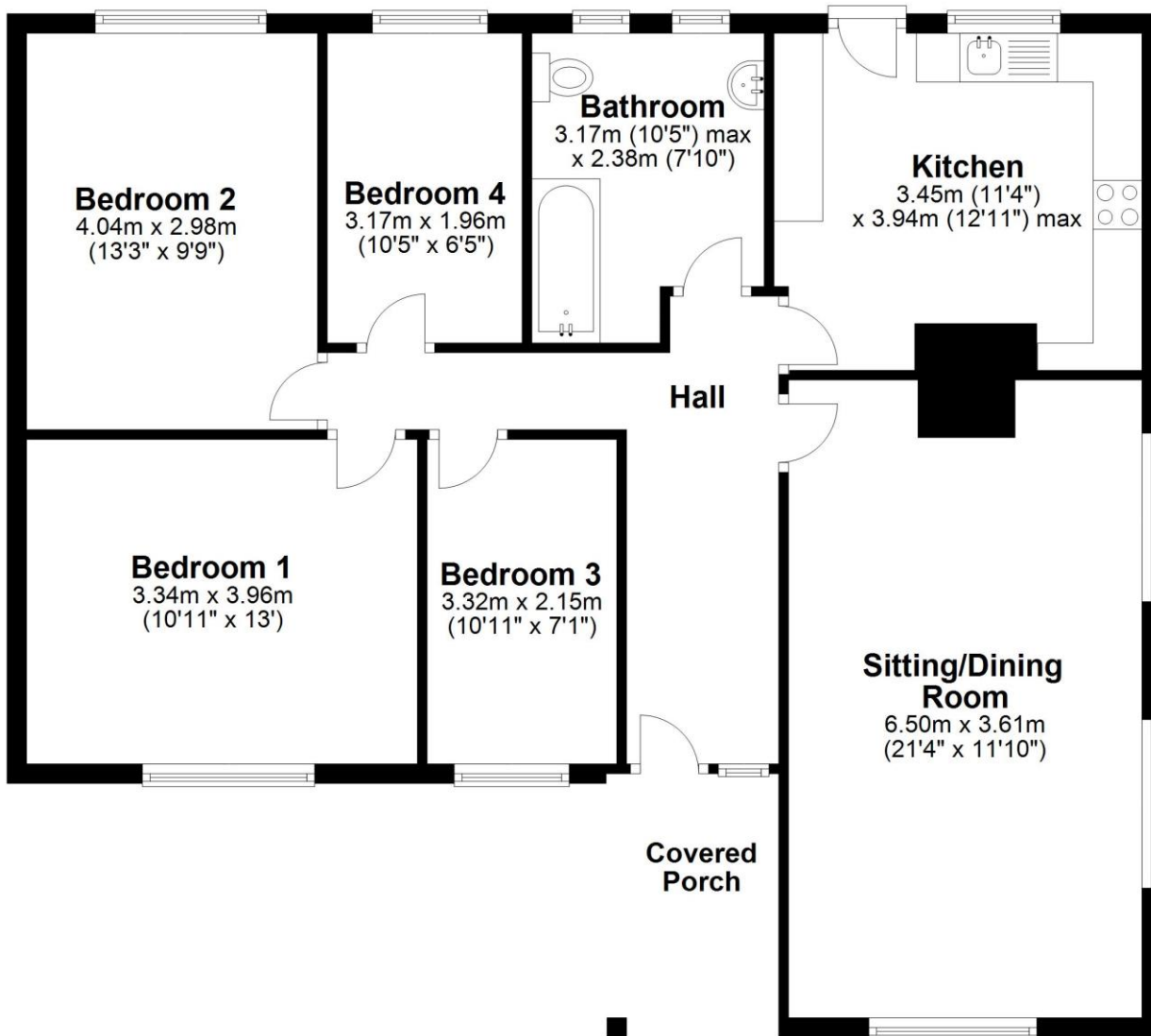
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



Lynwood



Total area: approx. 99.7 sq. metres (1072.8 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

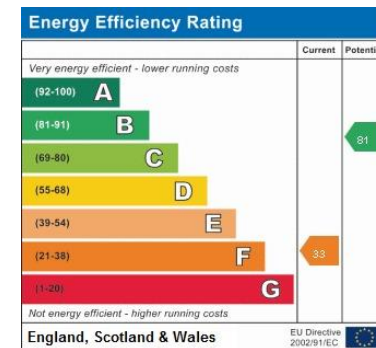
Hereford Branch

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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.