



Bronyddside, Bronydd, Clyro, Herefordshire, HR3 5RX





**Bronyddside
Bronydd
Clyro
Herefordshire
HR3 5RX**

Summary of features:-

- A detached bungalow
- Stunning and far-reaching views of the Black Mountains
- Two bed accommodation
- Gardens and double garage
- Subject to agricultural occupancy condition
- Guide Price £365,000

**Hay-on-Wye 2½ miles
Brecon 17 miles
Hereford 20½ miles**

Description

Bronyddside is a detached two bed bungalow found in the hamlet of Bronydd, close to Hay-on-Wye.

The property sits in a superb location with exceptional views of the Black Mountains.

Situation

Bronydd is a rural hamlet found on the A438. The nearby village of Clyro is 2 miles away and offers a service station/general store, a public house, primary school and a church.

Hay-on-Wye, which is approx. 3 miles away, is a delightful border market town, famous for its annual Literary Festival. The town offers an excellent range of services and facilities including dentists, doctors' surgery, cinema, chemist, library, post office, a wealth of second-hand book and antique shops, a wide range of public houses, restaurants and cafes and a primary school.

Hay-on-Wye is situated within the most beautiful countryside and within the Brecon Beacons National Park offering opportunities for a wide range of leisure and recreational activities.

The nearest motorway links are found at Newport for the M4 or Ross-on-Wye for the M50 motorways.

The Accommodation

Entering the property through the front door into the hallway, there is a cloak cupboard on the right-hand side and a door straight ahead leads to the kitchen.

The kitchen there is a range of fitted cupboards and drawers, an oil-fired Rayburn and a picture window looking out over the tremendous views.

A connecting archway leads to the dining room which also has a large picture window making the most of the beautiful views.

A further door gives access to the sitting room (which can also be accessed from the central hallway). Like most of the rooms in this property the sitting room enjoys wonderful views and has a fireplace and a sliding door leading to the veranda.

The property offers two bedrooms each of which have space for a double bed. The main bedroom is of generous proportion and has the benefit of fitted cupboards. There is a shower room with w.c and a wash-hand basin and a separate w.c.

In the central hallway there is an airing cupboard and further storage and a door which connects into the music room which also gives access to the double garage.

Outside

The property is approached from the layby in Bronydd into its own tarmac driveway which has parking for several vehicles and space for turning.

Immediately in front is the double garage with up and over doors, power and lighting.

To one side there is a garden with a very pleasant outlook over the surrounding countryside, which is interspersed with trees and shrubs.

A pathway leads around to the rear of the property and the sliding doors into the sitting room.

Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil-fired central 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 Hay-on-Wye proceed over the River Wye in a north-westerly direction on the B4351 towards Clyro.

At the main junction in Clyro turn right onto the A438 (signposted to Hereford). Follow the course of the road into Bronydd and look for the layby on the right-hand side.

The property will be found first on the right as indicated by the agents For Sale board.

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

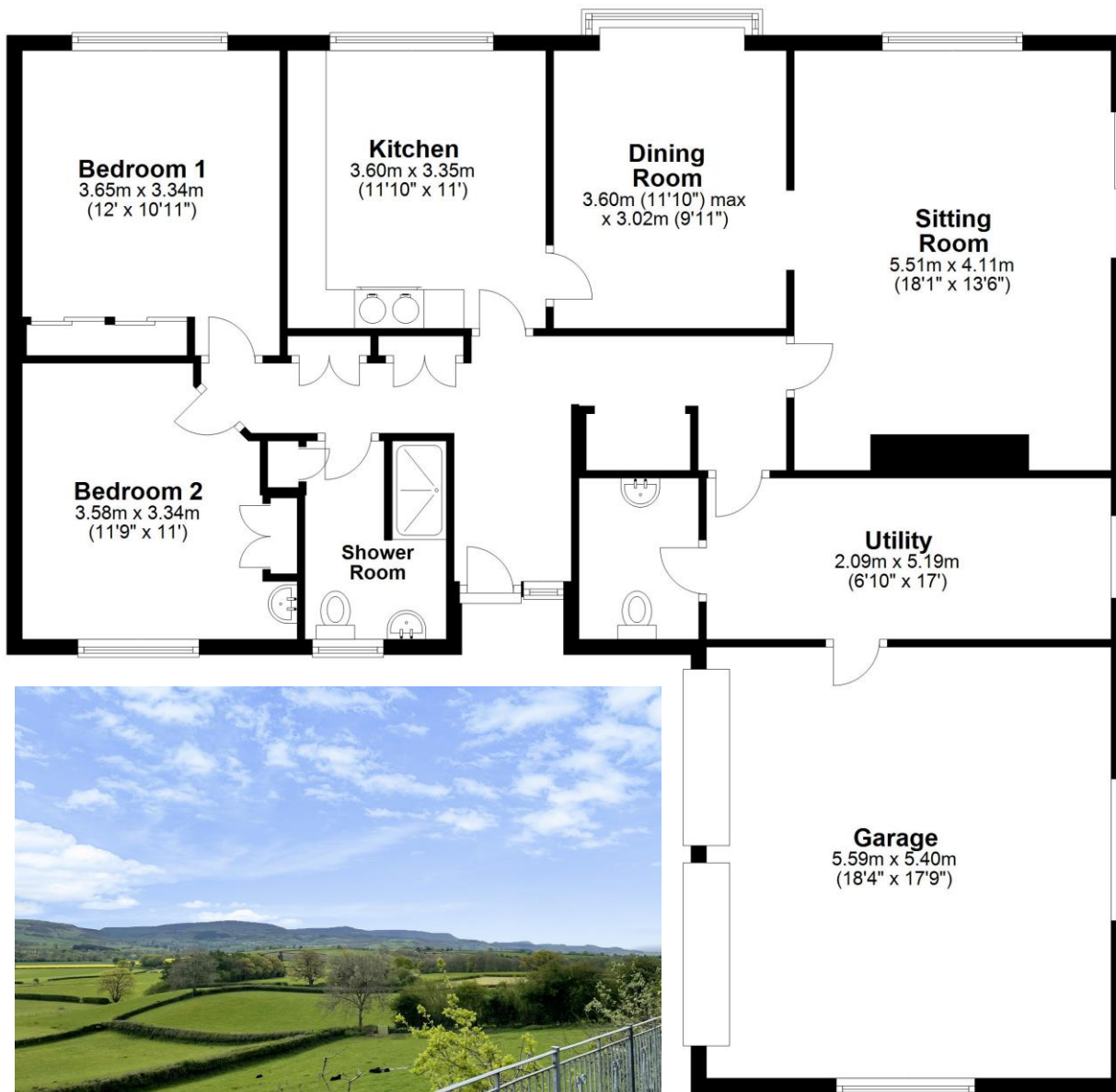
Out of hours contact:

Harry Aldrich-Blake 07717 410757



Bronyddside

Approx. 138.1 sq. metres (1486.8 sq. feet)



Total area: approx. 138.1 sq. metres (1486.8 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


Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161
Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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.