



Miniv Forest Road, Hay-On-Wye, Hereford, HR3 5DX



Sunderlands
Residential Rural Commercial



**Miniv Forest Road
Hay-On-Wye
Hereford
HR3 5DX**

Summary of Features

- • A detached bungalow
- • Generous and spacious accommodation
- • Highly desirable location
- • Found on the edge of Hay-on-Wye

Price Guide £475,000

Situation

Hay-on-Wye is a delightful border market town, nestling within The Brecon Beacons National Park, which offers a wide range of leisure and recreational activities as well as walking and cycling within The Black Mountains. The River Wye runs alongside the town.

Hay-on-Wye is known as "the town of books" for the abundance of second-hand bookshops and known worldwide for the Hay Literary Festival which is held annually at the end of May.

Hay-on-Wye offers an excellent range of services and facilities including dentists, medical centre, cinema, bank, chemist, library, post-office, primary school, antique shops and an excellent and diverse market which operates every Thursday. There is a wide range of public houses, restaurants and cafes, all located in and close to the town centre.

A further range of services and facilities can be found in Hereford, approx 21 miles and Brecon which is 16 miles. Hereford also offers the closest railway station with rail network to the rest of the country.

The nearest motorway links are found either at Ross-on-Wye for the M50 or Worcester for the M5.

The Accommodation

Entering through the front door into the hallway, there is a generous sitting room on the left-hand side with a fireplace, large picture window to the front and doorway leading into the dining room which has a window to the side.

From the hallway a door straight ahead leads to the kitchen which has fitted wall and base units, ample workspace, a four-ring gas hob and a stainless-steel sink. There is also a larder cupboard and a door into the dining room.

A further door in the kitchen provides access to the large conservatory which has an outlook over the garden and patio doors to the side.

There are three bedrooms all of which are considered double in proportion and feature fitted wardrobes.

There is a shower room with a large cubicle shower and a wash-hand basin and a close-coupled w.c which is located separately.

Outside

To the front of the property there is a generous and level garden with borders to the front of the drive and a pathway which leads to the side where a pedestrian gate gives access to Forest Road.

The pathway continues to the rear of the property where there is a level garden with lawned areas.

From the driveway there is a garage measuring approximately 5.25m x 2.86m with an adjoining shed 3.99m x 2.18m, all of which is of concrete block construction.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and mains gas. The heating is supplied by a gas-fired "warm air" system. Please note the services or service installations have not been tested.

Council Tax Band

Powys Council "E".

Tenure

Freehold with vacant possession upon completion.

Directions

From the centre of Hay proceed out of the town towards Brecon and just after the Swan Hotel take the left turn onto Forest Road.

Proceed along the road, taking the first right-hand turn and immediately turn left. Continue to the end where the property will be found straight ahead.

What3words ///outbid.unscathed.inhaled

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

Tenure

Freehold



Directions

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Sunderlands

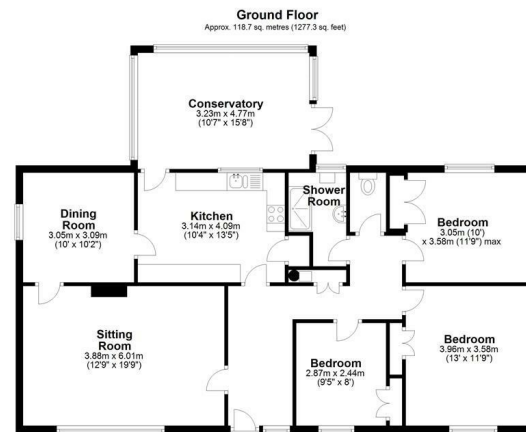
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Total area: approx. 118.7 sq. metres (1277.3 sq. feet)

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

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.