



3 Green Terrace, Glasbury-on-Wye, Hereford, HR3 5LJ





**3 Green Terrace
Glasbury-on-Wye
Hereford
HR3 5LJ**

Summary of features: -

- A delightful mid-terrace cottage
- Beautifully presented two-bedroom accommodation
- Found in a popular village location close to Hay-on-Wye
- Guide Price £270,000

**Hay-on-Wye 5 miles
Brecon 12 miles
Hereford 25½ miles**

Description

3 Green Terrace is a delightful cottage offering deceptively spacious two-bedroom accommodation with an attic room.

The property is found in Glasbury village in the heart of the Wye valley.

Situation

The village of Glasbury-on-Wye has a church, petrol station which also acts as the village general store and Post Office, a public house and the popular Foyles hotel and restaurant.

An excellent range of services and facilities can be found nearby in the popular market town of Hay-on-Wye which is renowned for its annual Literary Festival. The services and facilities available include a medical practice, primary school, two dental surgeries, a library and a post office. There is also an excellent range of boutiques, shops, cafés, restaurants and public houses.

Further facilities including the nearest rail links, can be found approximately 25 miles away in the cathedral city of Hereford.

The Accommodation

The property is entered through the front porch into a hallway where a sitting room is found on the left-hand side with a window to the front and wood burning stove.

The hallway opens through into the dining area with a fireplace and fixed seating which also providing storage.

A door leads to a cloakroom with w.c and a wash basin.

A further door in the dining room give access to stairs leading down into the cellar.

From the dining room, an opening leads into the kitchen with a range of fitted units, an electric oven and hob and space for a tall fridge/freezer. A sliding door gives access to a utility room with plumbing for a washing machine, a sink and door to the outside.

A staircase in the hallway leads to the first-floor landing which has a window to the rear aspect. The family bathroom features a large shower cubicle, wash-hand basin, w.c and an airing cupboard.

The main bedroom is of double proportion with a window to the front and fitted wardrobes.

The second bedroom which is currently used as a study, has a window to the front aspect.

Also on the landing is a store cupboard and a staircase to the study / studio room which has skylight windows and offers eaves storage.

Outside

The property benefits from a communal parking area. A pathway leads down to the individual strip garden for number three with a garden shed and storage at the entrance. There is also a range of shrubs and a pleasant seating area at the end.

Services

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

Council Tax Band

Powys Council "C"

Tenure

Freehold with vacant possession upon completion.

Directions

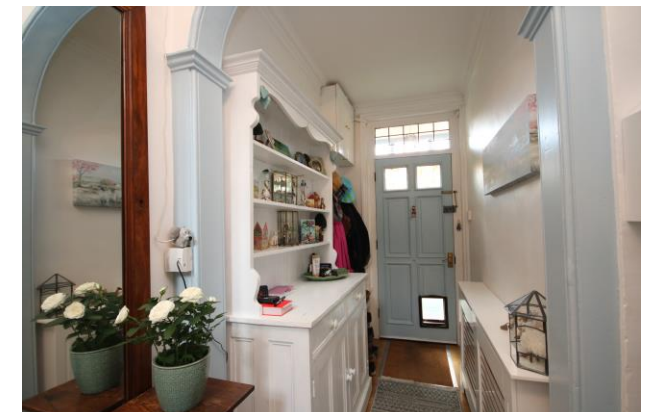
From Hay-on-Wye proceed out of the town on the B4350 in the direction of Brecon. Continue along the B4350 to Glasbury village, take the right hand turning, just after the petrol filling station, continue over the river bridge.

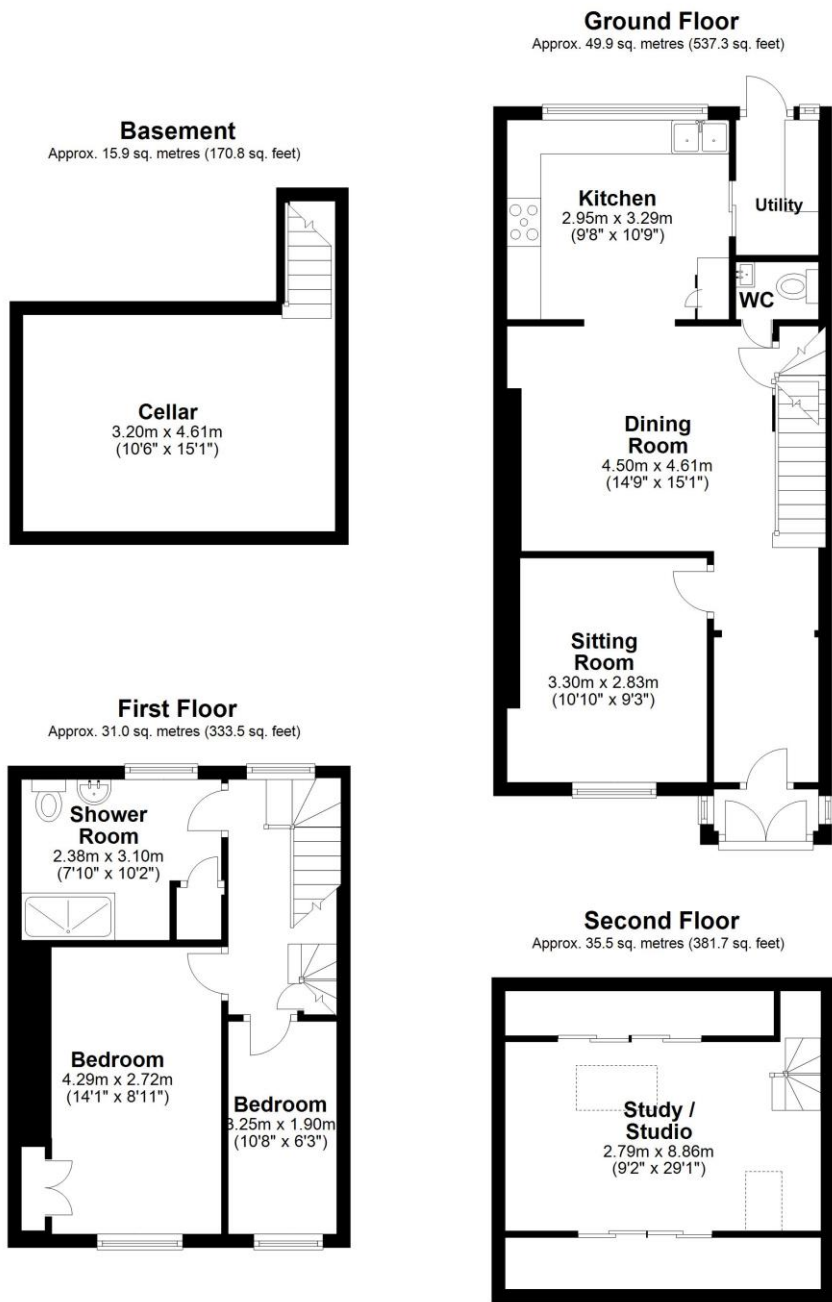
Once over the bridge take the first left hand turning into Glasbury village, continue along this lane taking the left hand turning just before the war memorial.

This road leads to the village green, and the property is found down a small lane just after the chapel.

What3Words Reference -

///forms.outhouse.unspoiled





Total area: approx. 132.2 sq. metres (1423.4 sq. feet)

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

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		49
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.