



Arosfa, Glasbury-on-Wye, Hereford, HR3 5ND





Arosfa
Glasbury-on-Wye
Hereford
HR3 5ND

Summary of features:-

- A detached modern bungalow
- Far reaching views
- Generous and extensive gardens
- Ideal for modernisation and improvement
- Found in an elevated position above Glasbury-on-Wye
- Guide Price £400,000

Hay-on-Wye 6 miles
Brecon 14 miles
Hereford 26 miles

Description

Arosfa is a delightful detached modern bungalow found in an elevated position with far-reaching views above Glasbury-on-Wye.

The property provides generous four-bed accommodation and is ideal for modernisation and improvement.

Situation

The property is found just off Ffynnon Gynydd common which is approximately one mile from Glasbury-on-Wye.

The village of Glasbury has a public house, a petrol station with a general store and Post Office and the renowned Foyles Hotel and restaurant.

The nearest town of Hay-on-Wye is just 5 miles away offering extensive facilities including a medical practice, two dental surgeries, a wealth of book and antique shops, independent boutique shops, cafes, restaurants and public houses. There is also a primary school, cinema, pharmacy, library, small supermarket and a popular outdoor market held every Thursday.

Hay is a delightful market border town and a popular tourist destination. The town is known as the town of books and famous for the Hay Literary festival which is held in May each year.

Found on the edge of Bannau Brycheiniog (Brecon Beacons) and sitting within the Wye Valley, this beautiful area offers a vast range of recreational activities including walking, riding and canoeing.

The Accommodation

The property is entered through the front door into a hallway with a large cloak cupboard on the right-hand side.

Turning left along the corridor there is a large kitchen with a picture window to the front, a range of fitted units with ample worktops, an electric cooker point and a stainless-steel sink.

The sitting room is a generous size going the full depth of the bungalow with a window to the side and full picture window to the front which enjoys the fabulous views over the garden and beyond to the Black Mountains. There is also a fireplace with a wood burning stove.

Opposite the kitchen is a small utility room with plumbing for a washing machine and a separate shower room with w.c and wash-hand basin. A further door provides access to a large lean-to to the rear.

The family bathroom has a w.c. wash-hand basin and an easy access bath/shower.

There are four good-sized bedrooms, two of which are exceptionally generous with windows to the front aspect taking advantage of the views over the Black Mountains.

One bedroom is a "through room" leading to the main bedroom which has the benefit of an en-suite shower room.

A further door from the main bedroom leads into a small connecting room with

kitchen facilities which links through to the rear lean-to.

The rear lean-to runs almost the entire length of the house offering ample workspace.

There are two further rooms at the end which are ideal for storage or could (with some reshaping of the accommodation) provide potential for further living space.

Outside

The property is approached from the main highway through a large, splayed driveway which leads up to the bungalow with a garage immediately to the right of the property.

The front and rear gardens are of an exceptional proportion and offer excellent potential with a wide range of shrubs and floral borders. To the rear there are planted apple trees and an expansive lawned area.

Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil-fired central heating (new boiler installed in 2022). Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council "F".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye proceed in a south-westerly direction towards Brecon on the B4350, continuing into the village of Glasbury-on-Wye.

In Glasbury, turn right adjacent to the petrol station, continuing over the bridge before taking the next left-hand turn (signposted Boughrood). Continue along this road (B4350) into Cwmbach and take the right-hand turn, signposted to Ffynnon Gynydd.

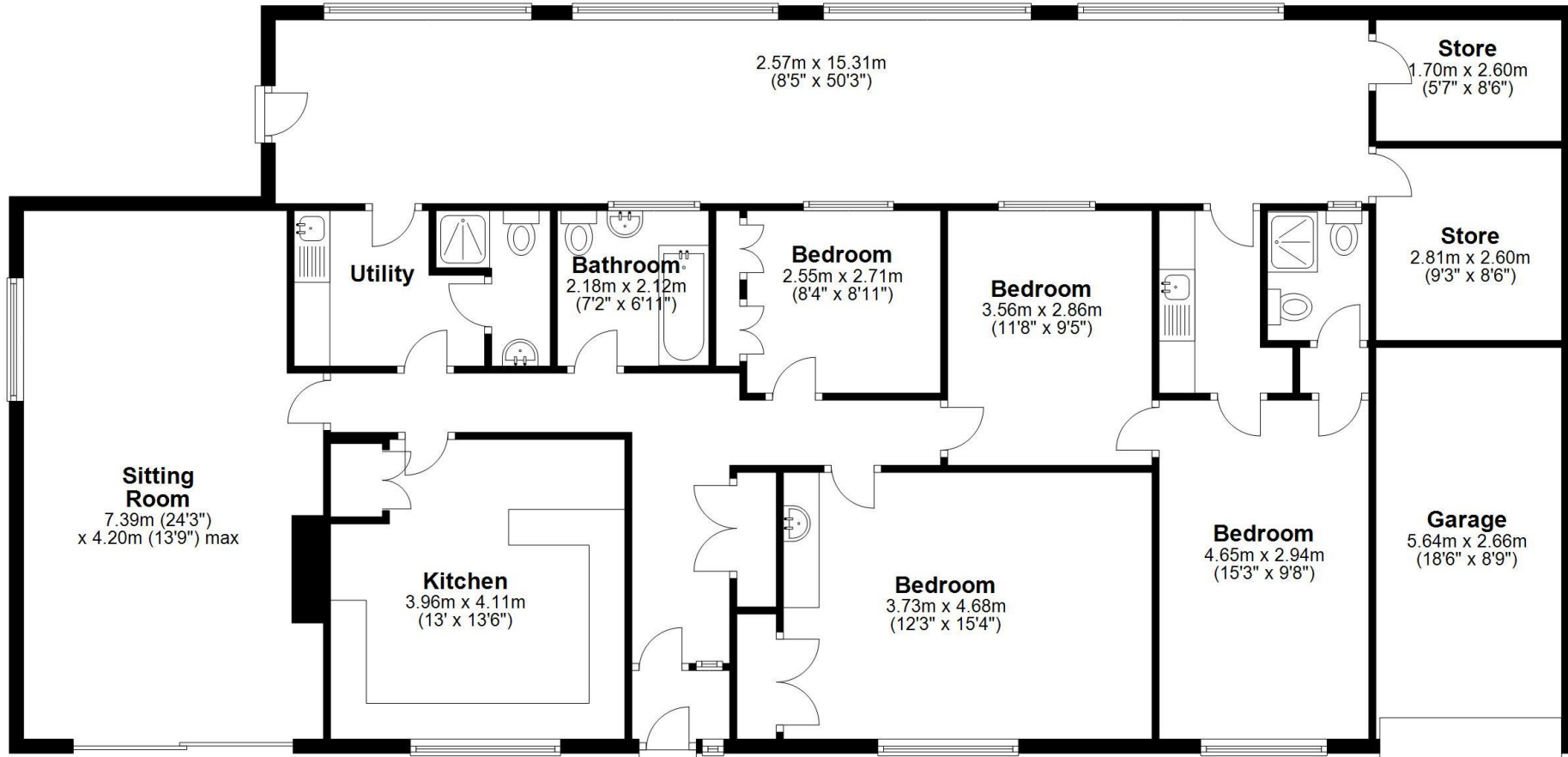
Continue up the road through the forestry, across the common and over the cattle grid then take the next turning to the left. Proceed up the lane where the property will be found third driveway on the left-hand side as indicated by the name plate on the wall.

What3words: ///fires.quieter.laugh



Ground Floor

Approx. 206.5 sq. metres (2222.5 sq. feet)



Total area: approx. 206.5 sq. metres (2222.5 sq. feet)

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

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.

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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

www.sunderlands.co.uk