



9 Millbank, Hay-on-Wye, Hereford, Herefordshire, HR3 5DH



**Sunderlands**  
Residential Rural Commercial





**9 Millbank  
Hay-on-Wye  
Hereford  
Herefordshire  
HR3 5DH**

Summary of features

- A mid-terrace townhouse
- Versatile three storey accommodation
- Three bedrooms with one en-suite
- Two allocated parking spaces
- Viewing highly recommended
- Guide Price £355,000

**Brecon 16 miles  
Hereford 20 miles  
Abergavenny 28 miles**

**Description**

No 9 Millbank is a modern three storey townhouse offering accommodation which includes three bedrooms one of which is en-suite. The property is found in the popular market town of Hay-on-Wye and has the benefit of two off-road parking spaces and a patio area.

**Situation**

9 Millbank is situated in the heart of Hay-on-Wye and is convenient for the town's excellent range of facilities including many independent shops, cafes and public houses. Hay-on-Wye is a popular and bustling market town in the heart of the Wye Valley situated in the Brecon Beacons National Park offering excellent recreation opportunities. The town is known internationally for its range of second-hand bookshops and the Hay Literary Festival held annually during the Spring. A thriving market is held every Thursday and many other festivals throughout the year.

**The Accommodation**

The property is entered through the front door into an entrance hall with a reception room on the left-hand side and a downstairs cloakroom.

A door leads through into the spacious kitchen which has an excellent range of integral appliances and quality kitchen fittings.

A further door leads out to the rear giving access to the south facing patio area.

A staircase from the hall leads to the first floor where there is a generous reception room with a juliet balcony and an en-suite double bedroom.

A second staircase leads to the second-floor landing giving access to two further bedrooms (one with a juliet balcony), a bathroom and a storage cupboard.

**Outside**

To the rear of the property there is a south-facing patio area which is enclosed by a close boarded panel fence. There are also two allocated parking spaces.

**Services**

We are advised that the property is connected to mains water, electricity, drainage and mains gas fired central heating.

Please note the services or service installations have not been tested.

**Tenure**

Freehold but subject to a community maintenance charge with vacant possession upon completion.

**Council Tax Band**

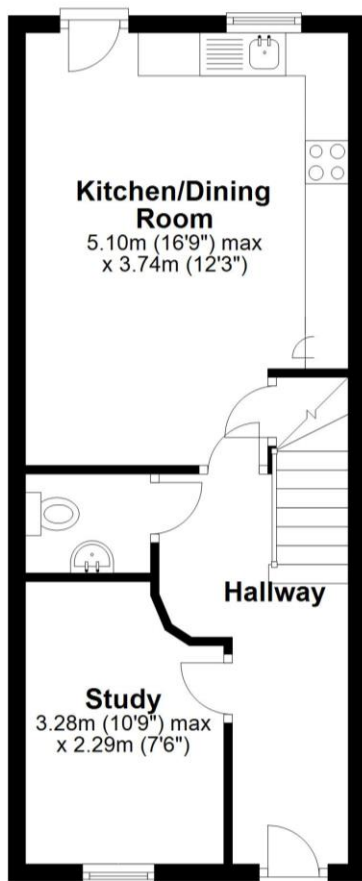
Powys County Council Band "F".

**Directions**

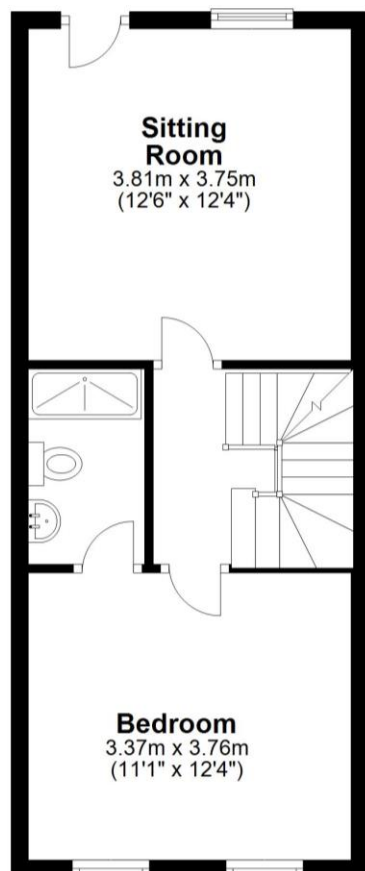
From the clock tower in the centre of Hay turn downhill and continue past the Three Tuns to the first driveway on the left. As you pull into the development bear left and the parking bays are ahead slightly to the right.



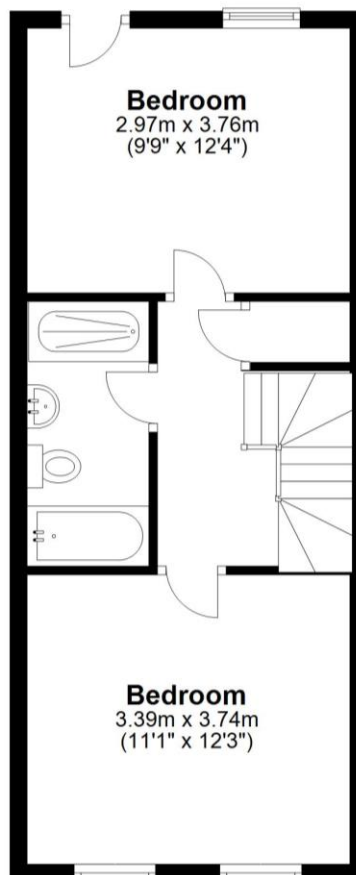
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 109.1 sq. metres (1173.8 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

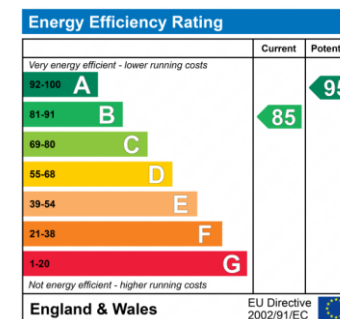
Out of hours contact: Harry Aldrich-Blake  
07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://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.