



22 Booth Gardens, Hay-on-Wye, Hereford, HR3 5BH





22 Booth Gardens
Hay-on-Wye
Hereford
Herefordshire
HR3 5BH

Summary of features: -

- A modern four-bedroom house
- Found on a select development in the heart of Hay-on-Wye
- Four-bedroom accommodation set over three floors
- Garden, parking and garage

Glasbury-on-Wye 4.3 miles
Builth Wells 18 miles
Hereford 20 miles

Description

22 Booth Gardens is a delightful modern house with four bedrooms spread over three floors, it offers plenty of space for families or those needing extra room. The off-road parking and garage are great perks, especially in a charming town like Hay-on-Wye. If you're looking to explore local amenities, the vibrant bookshops and scenic countryside are just a stone's throw away.

Situation

Booth Gardens is a selective development found in the centre of Hay-on-Wye with close access to an excellent range of services and amenities. Hay-on-Wye is well known as the town of books and offers an excellent range of independent boutique shops with a variety of public houses, hotels and small restaurants, as well as a doctors' surgery, dentists and library. The town is found in the foothills of the Black Mountains offering a wide range of recreational activities.

The Accommodation

22 Booth Gardens has a lovely, welcoming layout. Entered through the front door into the hallway where to the left there is versatile sitting room/studio, complete with a charming vintage kitchen unit and a Belfast sink—perfect for a cosy workspace or a reading nook.

The main dining room, with its front window, flows into a bright sitting room featuring bifold doors that open to the garden, creating a seamless indoor-

outdoor living experience. The wood-burning stove adds a warm touch, making it ideal for gatherings.

The kitchen is well-equipped with fitted units, plumbing for a washing machine & dishwasher, and space for a tall fridge/freezer. There is also space for a free-standing oven and hob with a gas point.

The rear porch and separate w.c. are convenient additions.

The first floor's layout is ideal for families, with two spacious double bedrooms and a single bedroom that could easily serve as a home office or guest room. The bathroom is thoughtfully designed, featuring a panel bath, wash basin, and w.c., offering both functionality and comfort.

On the second floor, the additional double bedroom with eaves cupboard storage and fitted shelving adds a cosy, private retreat, perfect for guests or older children. The en-suite bathroom, complete with a panel bath, wash basin, w.c., and separate shower cubicle, provides convenience and privacy.

Outside

The outdoor features at 22 Booth Gardens really enhance the appeal of the property. The small front garden adds a lovely touch of kerb appeal, and the path leading to the rear garden is both practical and inviting. The rear garden, with its level lawn and well-placed shrubs, provides a great space for outdoor activities or relaxing with family and friends.

A pedestrian door opens into what was previously used as a games room, offering flexible space for storage or recreational activities with power and lighting.

To the front of the garage there are two sets of double doors giving access to a storage area and the garage respectively, with an additional wood storage area to the rear. The separate storage area is ideal for keeping tools, gardening supplies, or seasonal items neatly tucked away, while the garage itself can be used for parking or as a versatile space for projects, hobbies, or even a small workshop, thanks to the power and lighting. Main garage 5.31m x 2.75m, games room 2.26m x 2.52m.

Services

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

Council Tax Band

Powys County Council Band "G".

Directions

Booth gardens is found approximately halfway down Heol-y-Dwr being the road linking Broad Street to Oxford Road. What 3 Words: [///swooned.wings.direct](http://swooned.wings.direct)

Tenure

Freehold with vacant possession upon completion.

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

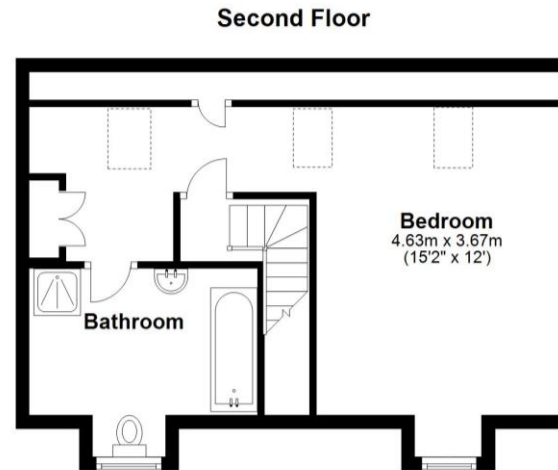
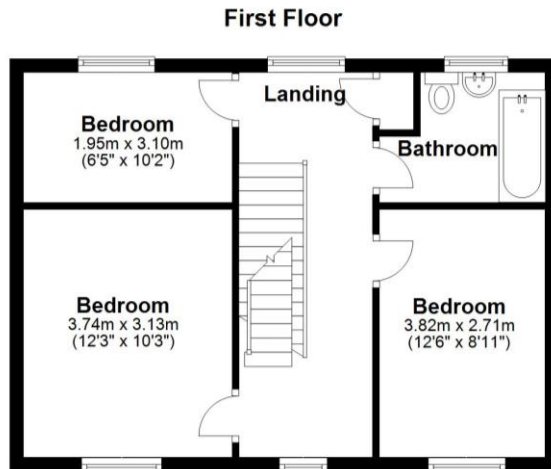
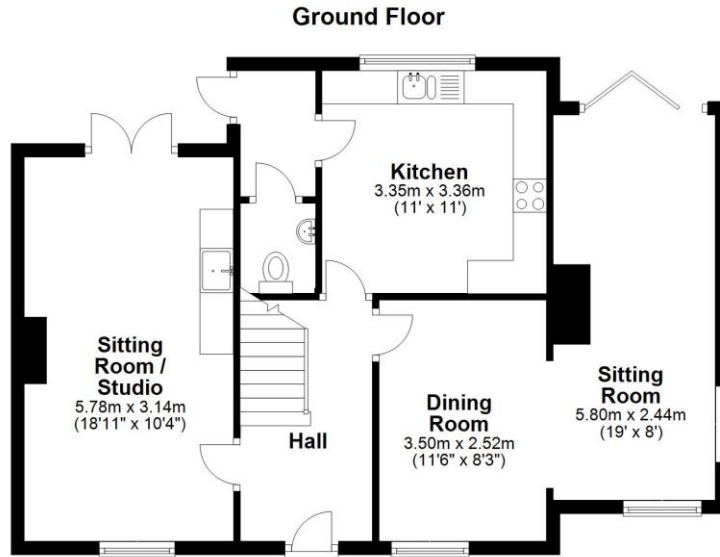
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757





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

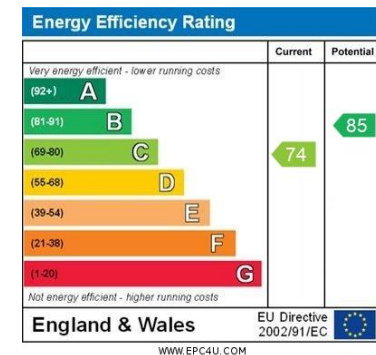
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www.sunderlands.co.uk

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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.