



3 Smallbrook Terrace, Hay-on-Wye, Hfds, HR3 5AX





3 Smallbrook Terrace
Hay-on-Wye
Herefordshire
HR3 5AX

Summary of features

- A beautifully presented townhouse
- Full of charm and character
- Three bedrooms, bathroom, sitting room/kitchen
- Found in the heart of Hay-on-Wye

Brecon 15 miles
Hereford 20 miles
Abergavenny 26 miles

Description

No.3 Smallbrook Terrace is a mid-terraced period townhouse oozing with charm and character found in the heart of Hay-on-Wye.

Situation

Smallbrook Terrace is found in the heart of Hay-on-Wye and conveniently located close to the town's excellent range of facilities including many independent shops, cafés and public houses.

Hay-on-Wye is a popular and bustling market town in the heart of the Wye Valley situated in the Brecon Beacon 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 the sitting room which leads into the dining area and on to the galley kitchen.

There is a flagstone floor, a wood-burner and a window to the front aspect and to the rear the kitchen area provides an electric cooker and space for a kitchen table.

There is also a separate wash area with a Belfast sink, plumbing for a washing machine, space for a tumble dryer and door leading to the rear garden.

A staircase leads to the first-floor landing where there is a bedroom and bathroom with a suite including a panel bath with a shower over, close-coupled w.c, wash hand basin and window to the rear. The staircase continues to the second floor giving access to two further bedrooms, both of which are double in size.

Outside

Immediately to the rear of the property there is a patio area with a gateway leading down to the main garden area with interspersed trees and shrubs. Within the rear yard there is also a useful potting shed with power and lights.

Services

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

Council Tax Band

Powys Council Band "D".

Tenure

Freehold with vacant possession upon completion.

Directions

From the clock tower in the centre of Hay-on-Wye proceed down Broad Street and continue past the Three Tuns public house then take the next turning to the right into Heol-y-Dwr

Proceed up the hill where Smallbrook Terrace is found on the left-hand side.

What3Words – [playfully.overjoyed.cove](https://www.what3words.com/playfully.overjoyed.cove)

Viewings

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

Contact tel: 01497 822522

Office opening hours:

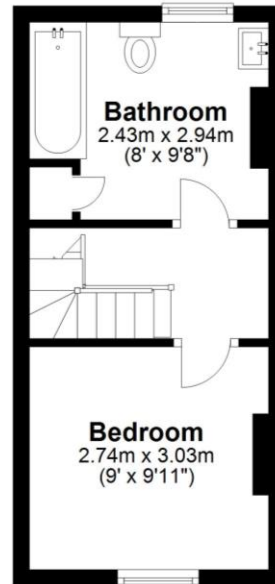
Mon-Fri 9.00-5.00pm.

Out of hours contact

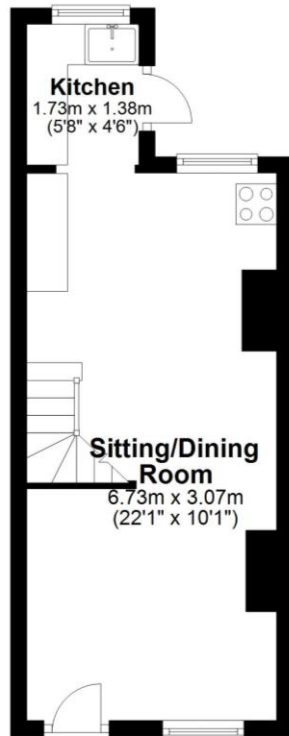
Harry Aldrich-Blake 07717 410757



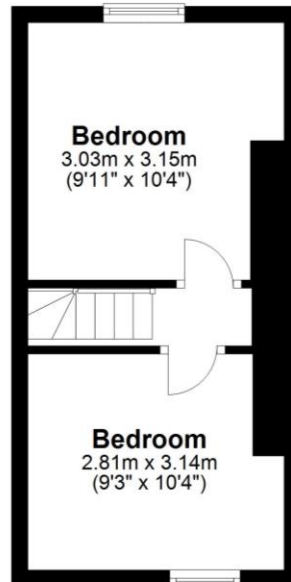
First Floor



Ground Floor



Second Floor



Total area: approx. 64.4 sq. metres (693.7 sq. feet)

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
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Email: hay@sunderlands.co.uk

Hereford Branch

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www.sunderlands.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.