

9 Warren Close

Hay-on-Wye, Hereford, HR3 5EL





**9 Warren Close
Hay-on-Wye
Herefordshire
HR3 5EL**

Summary of features:-

- A modern terraced house
- Two bed accommodation
- Off-road parking, garage and garden
- Found on the edge of Hay-on-Wye with easy access to the Town centre and The Warren

**Brecon 16 miles
Hereford 22 miles
Abergavenny 30 miles**

Description

This charming, terraced home offers well-presented two-bedroom accommodation in a convenient and sought-after location. The property features a spacious sitting room, a modern kitchen/dining area, two comfortable bedrooms, and a family bathroom.

Additional benefits include a private garage and off-road parking, providing both practicality and ease of living.

Situation

Hay-on-Wye is a delightful border market town, famous for its annual Literary Festival held annually in May. Hay-on-Wye offers an excellent range of services and facilities including two dental surgeries, a medical practice, primary school, cinema, chemist and a library.

The town boasts a wealth of second-hand bookshops and antique shops along with an excellent and diverse outdoor market which operates every Thursday. There is a wide range of public houses, restaurants and cafes, all located close to the town centre.

Nestled in the most beautiful countryside within the Brecon Beacons National Park, there is also a wide range of leisure and recreational activities available nearby.

The Accommodation

Entered via the front door, the property opens into a welcoming hallway with a door to the right leading into the sitting room.

This bright and comfortable space features a front-facing window, a wood-burning stove, and a useful understairs storage cupboard.

A door from the sitting room leads through to the kitchen, which is fitted with a range of wall and base units and offers space for a freestanding electric cooker, plumbing for a washing machine, and a stainless-steel sink. A further door provides access to the rear garden.

From the hallway, a staircase rises to the first-floor landing, giving access to two double bedrooms, both of which benefit from built-in cupboards, and the family bathroom.

The bathroom includes an obscured glass window and is fitted with a panelled bath with shower over, close-coupled WC, and wash-hand basin.

Outside

To the front of the property, there is a lawned garden alongside a gravel and concrete driveway providing off-road parking and leading to the garage. The garage is fitted with an up-and-over door, power, and lighting, and also benefits from a rear access door into the garden.

The rear garden is fully enclosed with panel fencing, offering a secure and private outdoor space. It features a decking area ideal for outdoor dining, a lawn, a garden shed, and an attractive pagoda, with the additional advantage of separate rear access.

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 "D".

Tenure

Freehold with vacant possession upon completion.

Directions

From the clock tower in the centre of Hay proceed out of town on the B3450 towards Brecon and take the last turn on the right into The Meadows.

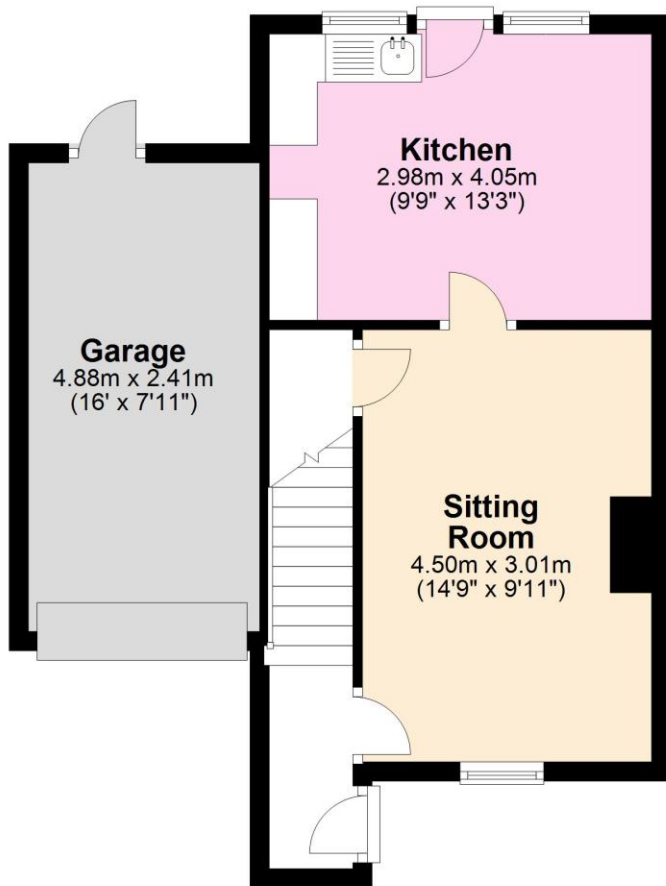
Continue along the road passing through The Meadows continuing around the sharp right-hand bend and take the next left turn into Warren Close.

Continue through the development and take the first turning to the left where the property will be found on the left-hand side.

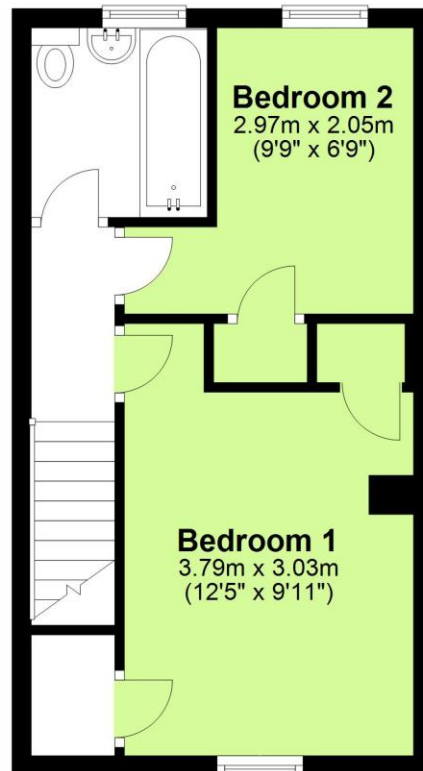
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Approx. 42.9 sq. metres (461.5 sq. feet)



Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 73.2 sq. metres (788.2 sq. feet)

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


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs <div> <div>52-100 A</div> <div>81-91 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>39-54 E</div> <div>21-38 F</div> <div>1-20 G</div> </div>		73	87
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 of their Code of Practice. A copy of the Code of Practice is available on request.