

1 Police Houses

Hay-on-Wye, Hereford, HR3 5AS





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Heol y Dwr

Hay-on-Wye

Hereford

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Summary of features:-

- A modern semi-detached house
- Three-bedroom accommodation
- Found in the heart of Hay-on-Wye
- Private rear garden, garage and parking

GUIDE PRICE £325,000

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

Description

A modern, semi-detached house found close to the centre of Hay-on-Wye and offering potential for improvement and modernisation. The property features well-proportioned accommodation with three ground floor reception rooms, kitchen and downstairs shower room.

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 dentists, doctors' surgery, cinema, banks, chemist, library, a wealth of secondhand bookshops and antique shops and an excellent and diverse market which operates every Thursday. There is a wide range of public houses, restaurants and cafes, all located close to the town centre.

Hay-on-Wye offers a primary school and there is a second primary school in the village of Clifford located only a few miles away. Hay-on-Wye is nestled in the most beautiful countryside, being in the Brecon Beacons National Park which offers a wide range of leisure and recreational activities.

The Accommodation

Entering the property through the front door, you are welcomed into a bright entrance hall. To the left sits a well-proportioned sitting room with a large front-facing window, flowing through to the dining area which enjoys views over the rear garden and provides access to the kitchen.

The kitchen offers a selection of fitted wall and base units with worktops, space for a freestanding gas cooker, a stainless-steel sink and a picture window overlooking the garden. A door leads back into the hallway, where there is

useful understairs storage, and a further door opens into the garden room. This versatile space features dual-aspect windows and double doors opening out to the garden.

Beyond the garden room is a shower room comprising a shower cubicle, W.C., wash-hand basin, and a door connecting directly to the garage.

Stairs from the hallway rise to the first floor, where you will find three double bedrooms, all with fitted wardrobes, along with the family bathroom and airing cupboard.

Offering a spacious layout and excellent scope for modernisation throughout, this property provides an ideal opportunity for buyers looking to update and personalise a home to their own taste.

Outside

The property is approached via a private driveway providing parking for two vehicles. A gated side entrance leads to the rear garden, which enjoys attractive open views and is predominantly laid to level lawn, complemented by a selection of mature trees and shrubs. A useful garden shed is also included. Offering a generous and pleasant outdoor space, the garden provides excellent potential for landscaping or further enhancement.

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.

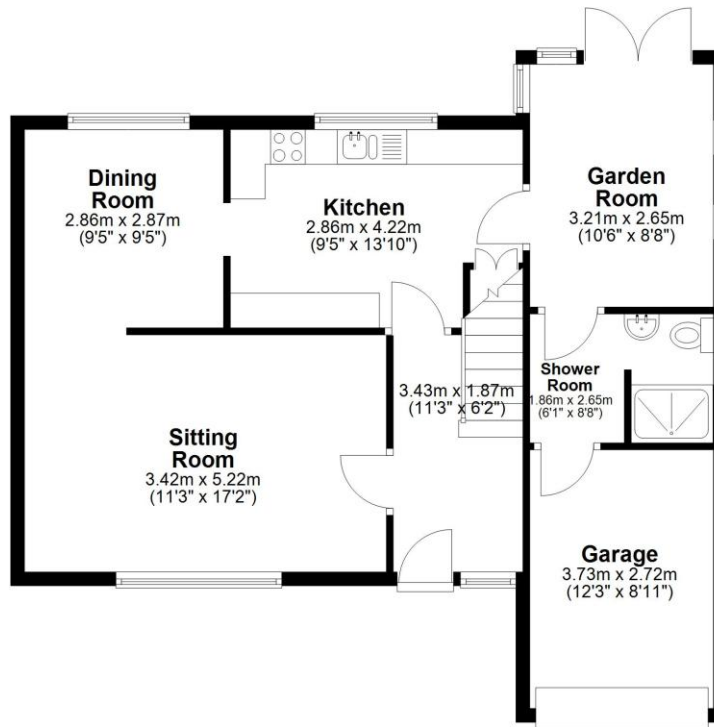
Directions

What3Words ref:

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Ground Floor



**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

Mobile and Internet Coverage

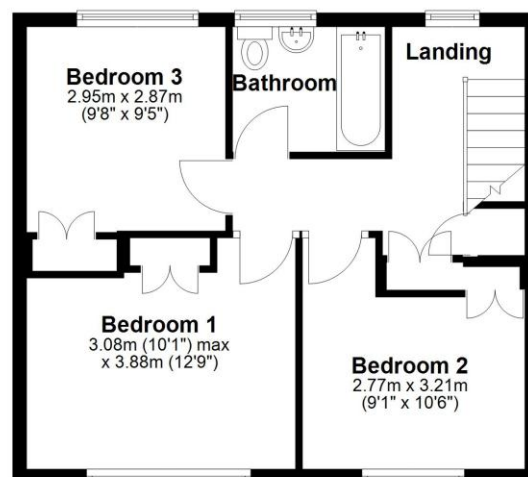
Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



First Floor



Total area: approx. 117.7 sq. metres (1267.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		67	77
EU Directive 2002/91/EC			

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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 of their Code of Practice. A copy of the Code of Practice is available on request.