

Tan y Bryn

4 Mill Cottages, Llowes, Hereford, HR3 5JD





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Llowes
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Summary of features:

- A charming three-bed end of terrace house
- Beautifully presented and modernised throughout
- Quiet village location with stunning views over the Wye Valley
- Driveway parking, garage and gardens
- NO ONWARD CHAIN

GUIDE PRICE £325,000

Hay-on-Wye 4 miles
Brecon 14½ miles
Hereford 24 miles

Description

Tan y Bryn is a delightful three-bedroom end-of-terrace home that has been comprehensively modernised to create bright, stylish, and beautifully presented accommodation throughout. Set within the peaceful village of Llowes, the property enjoys far-reaching views across the stunning Wye Valley with the Black Mountains forming a spectacular backdrop. This charming home perfectly combines contemporary comfort with an enviable rural setting.

Location

Llowes is a tranquil village situated just a few miles from the popular village of Clyro and the renowned market town of Hay-on-Wye. Clyro offers everyday amenities including a village shop, garage, church, and primary school. Hay-on-Wye, located within the Wye Valley and the Brecon Beacons National Park, is internationally famous as the "Town of Books" and hosts the celebrated Hay Literary Festival annually. The town provides an excellent range of independent shops, cafés, restaurants, public houses, medical facilities, schools, and a vibrant weekly market. The area is a highly sought-after destination for both residents and visitors, offering exceptional access to outdoor pursuits, walking, cycling, and cultural events throughout the year.

Accommodation

The property is entered via a welcoming hallway which leads into a spacious open-plan kitchen and living area. The newly fitted kitchen is well appointed with modern wall and base units, an

eye-level integrated double oven, electric hob, and dishwasher.

The living area is light and inviting, featuring a picture window that perfectly frames the stunning countryside views, complemented by a wood-burning stove that creates a warm and cosy focal point.

To the side of the kitchen, a porch provides access to a practical utility room, a separate W.C., and doors leading out to both the garden and garage.

A further reception room located off the hallway offers excellent versatility and could be used as

a dining room, home office, snug, or additional bedroom.

Stairs from the hallway lead to the first-floor landing, where there are three bedrooms, all benefiting from fitted wardrobes. The family bathroom is fitted with a panelled bath with shower over, close-coupled W.C., and wash basin.

A second staircase leads to the upper floor where two useful attic rooms are located. Both are carpeted, feature Velux windows, and include eaves storage, offering excellent additional flexible space.





Outside

The property is approached from the village lane and offers private driveway parking for several vehicles along with a single garage. To the side of the driveway is a level lawn and pathway leading to the generous rear garden. The garden is level, mainly laid to lawn, and provides an ideal space for outdoor enjoyment while taking full advantage of the surrounding countryside setting.

Council Tax Band

Powys County Council Tax Band "D"

Services

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

Tenure

Freehold with vacant possession upon completion.

Directions

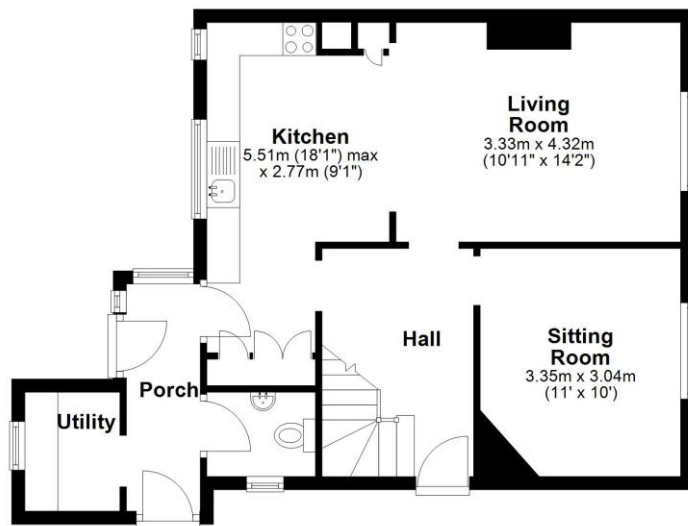
From Hay-on-Wye proceed in a south-westerly direction into the village of Clyro and on the junction with the A438 turn towards Brecon. Continue along the road towards Llowes and on entering the village take the first right-hand turn up the lane where the property will be found on the right-hand side as indicated by the agents For Sale board.

What 3 Words: ///bottled.stacked.producer

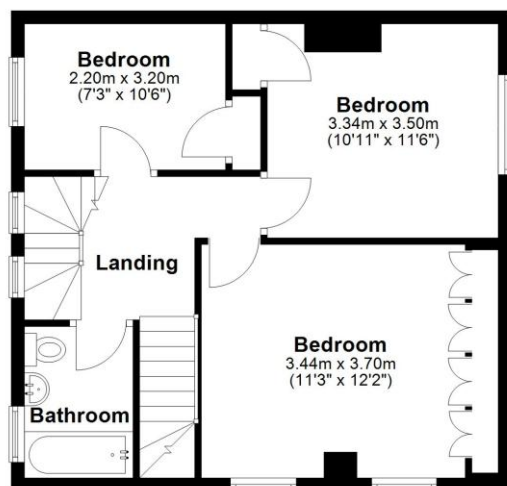


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95-100 A		
81-91 B		
69-80 C		73
55-68 D		
39-54 E	40	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

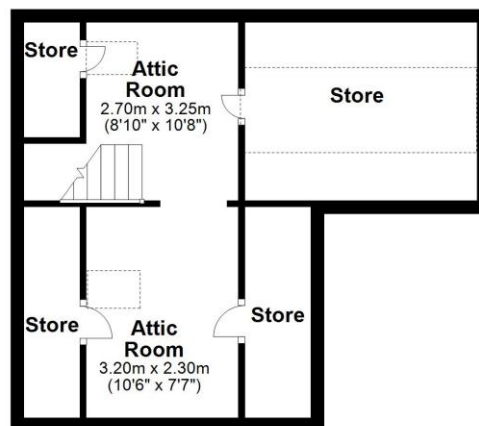
Ground Floor



First Floor



Second Floor



Total area: approx. 138.5 sq. metres (1490.5 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

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.

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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.