

# Springfield

Glasbury on Wye, Herefordshire, HR3 5NT



Springfield  
Glasbury on Wye  
Herefordshire  
HR3 5NT

- *An attractive three-bedroom detached bungalow*
- *Generous off-road parking and garage*
- *Convenient setting between Hay-on-Wye and Brecon*
- *Lovely location in the Wye Valley*

Hay-on-Wye 4.5 miles  
Brecon 12 miles  
Hereford 24 miles

## INTRODUCTION

Enjoying a convenient position on the edge of the popular village of Glasbury and just four miles from the renowned market town of Hay-on-Wye, this attractive detached bungalow offers well-presented three-bedroom accommodation set within generous gardens and grounds. The property benefits from ample private parking and has been significantly improved in recent years, with a comprehensive refurbishment undertaken in 2018 including replacement windows, a modern heating system and a stylish fitted kitchen and bathroom, creating a comfortable home ready for immediate occupation.

## LOCATION

Situated on the edge of the popular village of Glasbury-on-Wye, between the market towns of Hay-on-Wye and Brecon, the property enjoys an enviable position within the heart of the beautiful Wye Valley. The local towns offer a range of everyday amenities, while the surrounding area is renowned for its outstanding natural beauty, with an abundance of scenic walks, outdoor pursuits and breathtaking countryside



## ACCOMMODATION

The property is entered via a welcoming entrance hall which leads through to the principal accommodation. The spacious dual-aspect sitting room enjoys excellent natural light, with patio doors opening to the front and a further window overlooking the rear. A feature brick fireplace with inset wood-burning stove creates an attractive focal point and adds warmth and character to the room.

The kitchen was comprehensively refitted in 2018 and is fitted with a range of contemporary wall and base units, providing ample storage and worktop space, together with a one-and-a-half bowl sink unit and space for a variety of appliances.

An inner hallway provides access to the three bedrooms, several of which benefit from built-in wardrobes. Completing the accommodation is a stylish modern shower room, fitted with a large walk-in shower enclosure, wash hand basin and WC.





## OUTSIDE

The property occupies a generous plot with attractive gardens surrounding the bungalow. Areas of lawn are interspersed with a variety of established fruit trees, creating an appealing outdoor space with plenty of room for relaxation and enjoyment. A paved patio provides an ideal setting for outdoor dining and entertaining, while extensive parking is available to both the front and side of the property. Beneath the bungalow is a useful garage, offering additional storage or workshop space.



## SERVICES

The property is connected to mains water, electricity and drainage. Oil-fired heating. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Band "E"

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

[hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

## MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + 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.

## DIRECTIONS

What3Words: ///achieving.senior.reissued

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

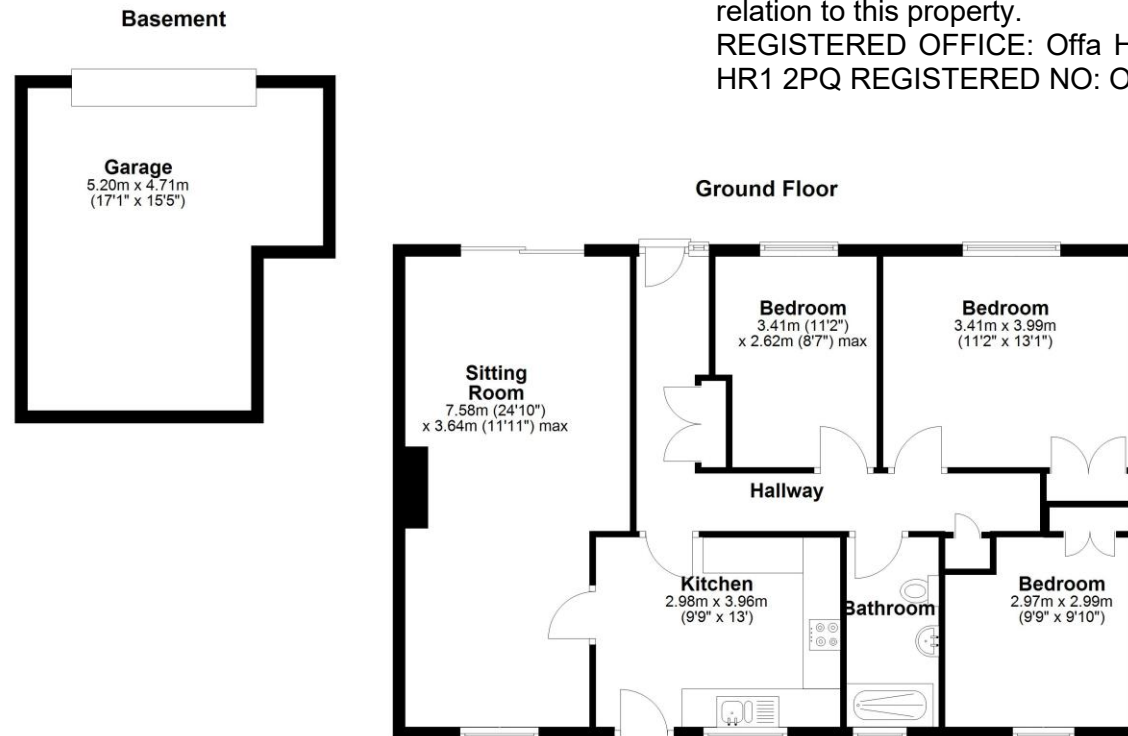
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911



Total area: approx. 111.3 sq. metres (1198.0 sq. feet)

Springfield, Glasbury