

3 Chancery Court

Hay-on-Wye

Sunderlands

Sunderlands
Residential Rural Commercial

3 Chancery Court
Hay-on-Wye
Hereford
HR3 5BP

- *A terraced townhouse in a desirable town centre location*
- *Well-proportioned two bed accommodation*
- *South-facing enclosed garden with level lawn and patio*
- *2 private parking spaces offering added convenience in this central location*

Kington 12 miles
Brecon 15.5 miles
Hereford 20 miles

INTRODUCTION

A delightful modern townhouse enjoying a convenient central position in the historic market town of Hay-on-Wye. Offering well-presented two-bedroom accommodation, a private south-facing garden and the valuable benefit of two allocated parking spaces, this attractive home would make an ideal first-time purchase, investment or town retreat.

LOCATION

Situated in the heart of the renowned book town of Hay-on-Wye, the property enjoys a convenient position within this much-loved market town.
Famous for its independent bookshops, welcoming cafés, restaurants and annual literary festival, Hay-on-Wye offers a wonderful blend of character, community and culture.
Surrounded by the beautiful countryside of the Wye Valley and the nearby Bannau Brycheiniog National Park, the area is particularly appealing to those who enjoy walking, cycling and outdoor pursuits.



ACCOMMODATION

On entering the property, a welcoming entrance hall provides an inviting first impression, complete with a fitted window seat and useful boot storage.

A door to the left opens into the light and bright kitchen/dining room, fitted with a range of wall and base units, drainer sink, integrated electric hob, oven and extractor fan. There is additional space for a freestanding fridge, plumbing for a washing machine and room for a dining table. Patio doors open directly onto the garden, creating a lovely connection between indoor and outdoor living.

The sitting room is a comfortable and naturally light living space, featuring two windows, a useful television shelf and fitted book shelving.

The staircase rises from the entrance hall to the first-floor landing, providing access to two good-sized double bedrooms and the family bathroom.

One of the bedrooms enjoys skylight windows with attractive views across the town, adding character and natural light.

The family bathroom comprises a close-coupled WC, wash basin and paneled bath with shower over.





















OUTSIDE

The property is approached through an archway into a communal parking area, where there are two allocated parking spaces. A gate provides access to the garden, which is enclosed by wooden close-panel fencing and is predominantly laid to level lawn.
A paved patio sits immediately outside the kitchen doors, providing an ideal spot for outdoor dining, entertaining or simply enjoying the sunshine.



SERVICES
Mains electricity, mains water and mains drainage with electric central heating.
Please note that the services or service installations have not been tested.

TENURE
Freehold with vacant possession upon completion.

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

COUNCIL TAX BAND
Powys County Council Band “E”

DIRECTIONS
What3words ///weds.machinery.skinning

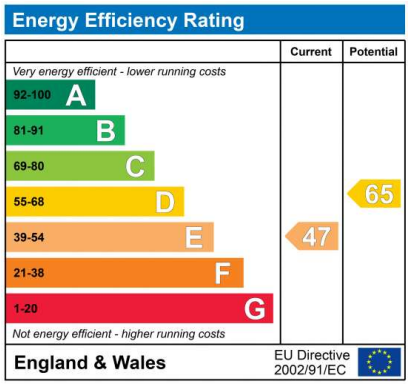
ANTI MONEY LAUNDERING CHECKS
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



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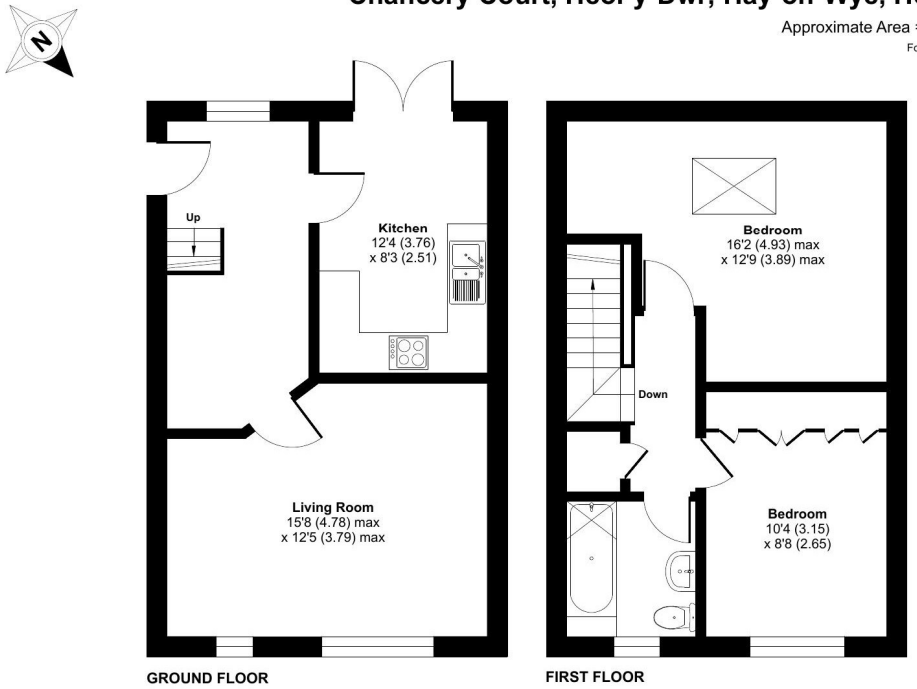
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NOTES
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser’s Solicitor and the type of inspection undertaken by a purchaser’s Surveyor have not been 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



Chancery Court, Heol-y-Dwr, Hay-on-Wye, Hereford, HR3

Approximate Area = 792 sq ft / 73.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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