



## FIELD VIEW COTTAGE EWYAS HAROLD

HEREFORD HR2 0JB

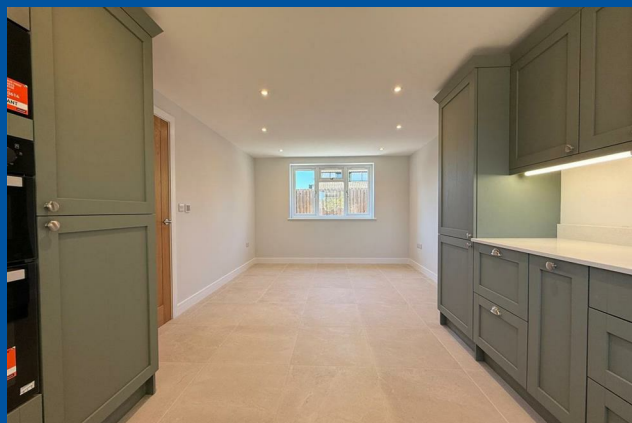
£495,000  
FREEHOLD

A newly built, detached dormer style bungalow in a lovely quiet village location close to the historic Golden Valley and well placed for access to the cathedral city of Hereford (12 miles) and the market town of Abergavenny (13 miles), Hay-on-Wye (19 miles) and Monmouth (15 miles). The property has 3 bedrooms (2 ensembles), kitchen/dining room, air-source heating, solar panels and a garden.



# FIELD VIEW COTTAGE EWYAS

- Superb newly-built dormer-style bunaglow
- Popular village location
- 3 bedrooms, 2 en-suites
- Kitchen/dining room
- Air-source heating
- Solar panels
- Enclosed gated garden
- Viewing advised



## Recessed Porch

With door through to the

## Entrance Hall

With a tiled floor, under stairs storage, smoke alarm, store cupboard with power point and staircase leading up.

## Plant Room

Housing the hot water cylinder and solar panel converter.

## Lounge

With 2 windows and patio doors to the front.

## Kitchen/Dining Room

Fitted with a range of traditional style base and wall mounted units with granite work tops and splashbacks, porcelain sink with mixer tap and integrated drainer, built in electric double oven, microwave, 4 ring hob and extractor hood, built in dishwasher, built in fridge/freezer and built in washing machine. There is under unit lighting, a tiled floor and windows to both front and rear.

## Bathroom

With a white suite comprising, bath with mixer tap, wash hand basin with cupboard under and mirror over, WC, separate tiled shower cubicle with mains overhead and handheld fitments, glass screen, extractor fan, dual controlled ladder style towel rail/ radiator and window.

## Bedroom 3/Study

With window to the side.

## First Floor Landing

With a radiator, central heating thermostat, smoke alarm, Velux window to rear, large walk in storage cupboard with radiator and doors to

## Bedroom 1

With 2 built in wardrobes, access hatch to the roof space, radiator, window to front and door to the

## Large Ensuite Bathroom

With a white suite comprising bath with a mixer tap and tiled surround, wash hand basin with cupboard under and mirror above, WC, shower cubicle with mains overhead and handheld fitments, glass screen, dual controlled ladder style radiator, extractor fan and down lighters.

## Bedroom 2

With eaves storage, radiator, window to side and door to the

## Ensuite Shower Room

Shower cubicle with mains overhead and handheld fitments and glass screen, wash hand basin with cupboard below and mirror over, WC, dual controlled ladder style radiator, Velux window and extractor fan.

## Outside

To the rear is a manageable enclosed garden.

## Property Services

Mains water, electricity, and drainage are connected. Air source heating.

### **Outgoings**

Water and drainage rates are payable.

### **Directions**

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Proceed towards Abergavenny on the A465, into Pontrilas then turn right towards Hay on Wye (B4348), continue into Ewyas Harold following the road to the right. Do not turn left before the village centre but continue up the hill passing Dark Lane on the left and then turn right into Elm Green Road and the property is on the right after approximately 100 yards.

### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### **Money Laundering Regulations**

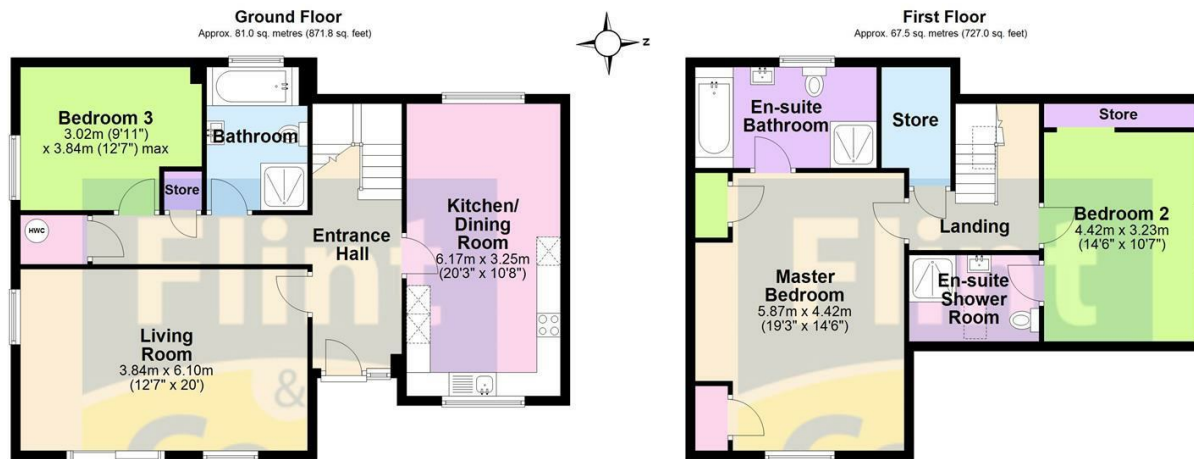
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## **FIELD VIEW COTTAGE EWYAS HAROLD**





Total area: approx. 148.5 sq. metres (1598.8 sq. feet)

**EPC Rating: A Hereford Council Tax Band: New Build**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		92	100*
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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