



Plas Celyn

Marden
Hereford
HR1 3EN



Plas Celyn, Marden, Hereford HR1 3EN

This stunning detached property, just outside the popular village of Marden, is approximately 4½ miles north of the Cathedral City of Hereford and has lovely views to the front towards Sutton Walls and to the rear towards Queenswood.

Constructed to a very high standard by a highly respected local builder to an individual design, the property provides extensive and very versatile accommodation with 3183 sq ft living accommodation and has both ground and first floor bedrooms with vinyl flooring to the majority of the ground floor, gas central heating (part under-floor) and a particular feature is the first floor sitting room with full height to ceiling window overlooking the rear garden with farmland beyond and Queenswood in the distance.

The property is set well back from the road and has excellent parking, garage and carport together with a level good sized, but manageable, garden.

Recessed porch with door to

Entrance Hall

With vinyl flooring and part full height ceiling with staircase to first floor.

Cloakroom

With WC, wash hand basin, extractor fan and window.

Lounge

With wood-burning stove with slate hearth, windows to side, bi-fold doors overlooking rear garden and wide archway to

Kitchen/Dining Room

With bi-fold doors to rear and windows to front aspect, kitchen fitted with an extensive range of base and wall mounted units with granite worksurfaces, twin bowl sink unit with mixer tap, built-in dishwasher, double height fridge, built-in microwave, central island station with integrated wine rack.

Utility Room

With sink unit with cupboards under, plumbing for washing machine, space for tumble dryer, extractor fan, window to rear, door to carport and door to garage.

Sitting Room/Bedroom 4

With storage cupboard and two windows to front.

Bedroom 3

With two built-in wardrobes and windows to front and side.

Wet Room

With shower area with mains fitment, wash hand basin, WC, dual control ladder style radiator, extractor fan and window.

First Floor Landing

With Velux window, radiator, two smoke alarms, cupboard housing hot water cylinder, access to eaves storage and wide archway to

Large Living Room

With radiator and bi-fold doors - this room could also be used as a further bedroom (if required).

Bedroom 1

With airing cupboard, wardrobe, two further built-in wardrobes and cupboards providing further eaves storage space, three Velux windows, two radiators and window to rear.

En-suite Shower Room

With large tiled shower cubicle with mains fitment and glass screen, wash hand basin with cupboard under and wall mounted medicine cabinet with mirror over, shaver point, WC, dual controlled ladder style radiator and extractor fan.

Bedroom 2

With built-in wardrobe, radiator, two Velux windows and window to side.

Dressing Area/Occasional Bedroom

With radiator and two Velux windows.

En-suite Bathroom

With bath with mixer tap, wash hand basin with cupboard under, WC, radiator, further dual controlled radiator, wall-mounted mirror, Velux window and window to front.

Family Bathroom

With bath with mixer tap, separate shower cubicle with mains fitment, wash hand basin with cupboard under, WC, extractor fan, dual controlled ladder style radiator, part tiled walls, wall mounted mirror, shaver point and Velux window.

Outside

The property is approached by a splayed entrance drive with brick pillars leading to a large tarmac parking and turning area. The front of the property is lawned with a gravelled area and range of ornamental shrubs.

CARPORT and **CANOPY** with light and water tap.

Outside (Cont/...)

GARAGE with up-and-over door, light, power, door to rear garden, wall mounted gas fired central heating boiler, low flush WC, wash hand basin and window.

Access either side of the property via paved pathways with raised beds lead to the lovely rear garden which backs onto open farmland with view to Dinmore Hill and Queenswood. The rear garden has a large, paved patio, lawn together with a range of ornamental shrubs and fruit trees.

There is also a **GARDEN SHED** with outside lights and water tap. Log storage area.

Property Services

Mains water, electricity and gas are connected. Gas fired central heating. Private drainage system.

Outgoings

Water rates are payable.
Council Tax Band 'G'.

Directions

What3words ///awake.expecting.turntable

From Hereford proceed over Aylestone Hill (towards Worcester). At the bottom of Aylestone Hill on the outskirts of the city, take the second exit at the roundabout to Sutton St Nicholas. In the village of Sutton St Nicholas, at the crossroads adjacent to the Golden Cross public house, turn left signposted to Marden. Continue out of Sutton St Nicholas for approximately 1½ miles to Marden and the property can be found on the left hand side.

Price - £725,000

Tenure & Possession

Freehold - vacant 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

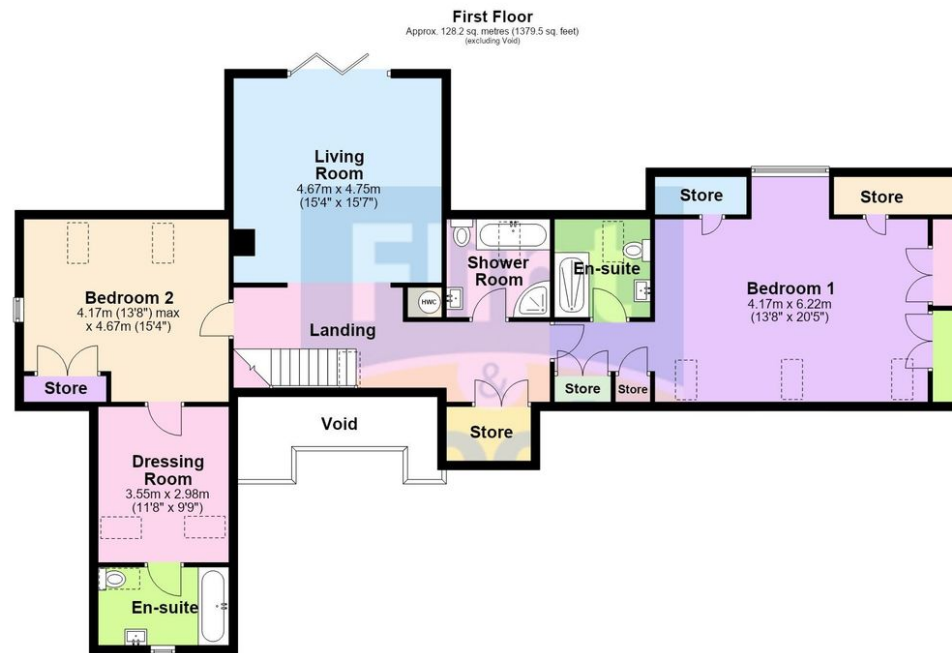
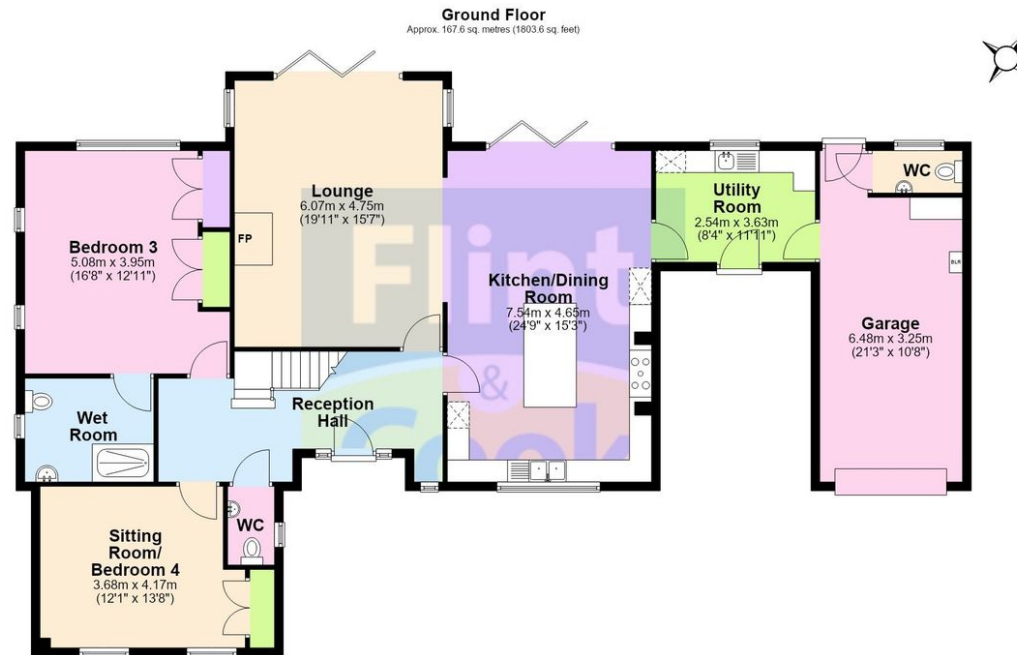
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

JRC FC001470

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 295.7 sq. metres (3183.0 sq. feet)



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