



5 Prill Orchard, Ewyas Harold, Hereford, HR2 0HT



**5 Prill Orchard
Ewyas Harold
Hereford
HR2 0HT**

Summary of Features

- Substantial detached family property with garaging
- End of quiet cul-de-sac
- Ideal for growing families or retirement
- Level private gardens

Asking Price £545,000

Set in the small cul-de-sac towards the fringes of this popular village a detached Dormer bungalow offering deceptively spacious accommodation. Ideal for retirement or for a family having flexible accommodation with bedrooms to the Ground Floor as well as the First Floor. There is double glazing, oil fired central heating and the property is well presented with good sized rooms throughout. An integral garage even offers potential for extending existing accommodation and with some remodeling to form an internal annex. Currently the layout comprises, large reception hall, sitting room, separate dining room, good sized kitchen breakfast room with utility off, cloakroom, double bedroom with en-suite. To the First Floor, three further bedrooms, a further en-suite, family bathroom and a room that could form as a home office. There is a good sized garage and garden areas to both the front and rear which are pleasantly private. No ongoing chain.

Situation

Ewyas Harold is a popular village between Abergavenny and Hereford having excellent facilities including Doctors Surgery, Primary School, village hall, church, two butchers, shop as well as many delightful walks around surrounding countryside and also over Ewyas Harold Common. Strategically, it is well placed for both centers being of similar distance where there are a greater range of amenities including supermarkets etc.

Outside

A driveway provides parking for a couple of cars and in turn gives access to the garage with an internal door to the inside and an oil fired central heated boiler. There is a garden area and side gate leading to the rear. The rear gardens are initially paved with the remainder laid to lawn and enclosed with fencing being pleasantly private.

Services

Mains, electricity, water and oil fired central heating.

What3words

///everybody.bronzes.thinker

Directions

Leave Hereford south on the A465 and continue for approximately twelve miles taking the right turn into the village of Ewyas Harold. Proceed through the village, past the village hall and over the little bridge. Take the left turn as if going towards Longtown. Continue past the Doctors Surgery, take the next left turn just before the chip shop and follow the country lane for about 100 metres where the entrance to Prill Orchard will be on the left hand side. The property can be seen by the Agent's For Sale board.

Council Tax Band

Herefordshire Council - F

Tenure

Freehold.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.







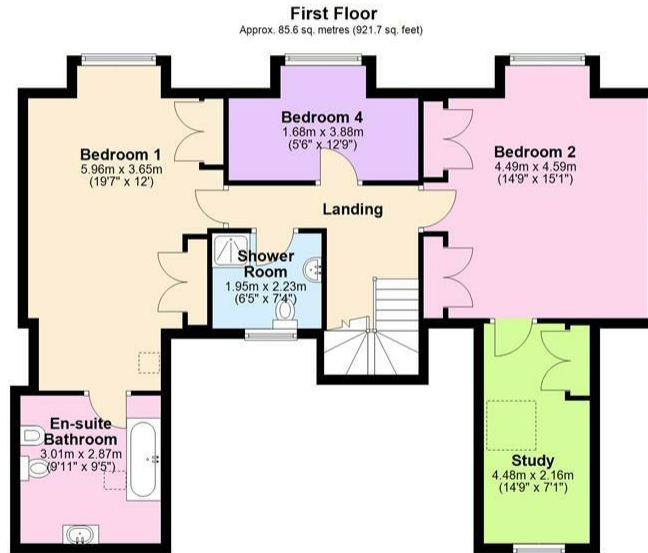
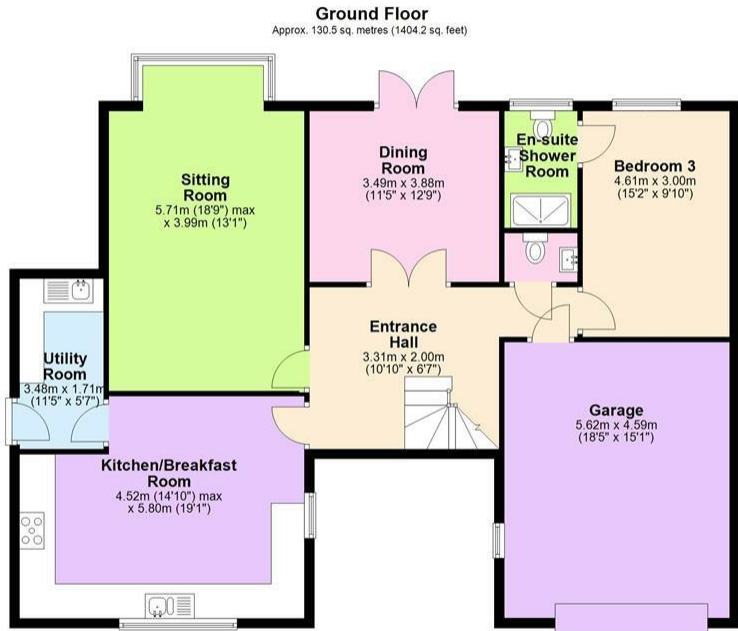
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.