

35 Warren Close

Hay-on-Wye, Hereford



**35 Warren Close
Hay-on-Wye
Hereford
Herefordshire
HR3 5EL**

- *A well-presented mid-terrace two-bedroom home*
- *Front and rear gardens*
- *Off-road parking and garage*
- *Convenient location within walking distance of Hay town centre*

**Brecon 15 miles
Hereford 21 miles
Abergavenny 30 miles**

INTRODUCTION

A well-presented mid-terrace two-bedroom home situated in a popular residential area of Hay-on-Wye. The property has been improved by the current owner and benefits from double glazing, gas-fired central heating, attractive front and rear gardens and a detached single garage. Offering comfortable and well-maintained accommodation throughout, this property would make an ideal first-time purchase, investment opportunity, or downsizing option.

LOCATION

Hay-on-Wye is a renowned market town located on the border of Herefordshire and Powys, celebrated for its independent bookshops, vibrant cultural events, and picturesque riverside setting. The town offers a range of everyday amenities including shops, cafés, restaurants, schools, and recreational facilities, whilst being surrounded by the beautiful countryside of the Wye Valley and the Brecon Beacons National Park.



ACCOMMODATION

The property is entered via a welcoming entrance hall with a staircase rising to the first floor and a door leading into the sitting room. This bright and comfortable reception space enjoys a window overlooking the front aspect, an attractive feature fireplace, and a useful understairs storage cupboard.

An opening leads through to the kitchen/dining room, which is fitted with an excellent range of kitchen units complemented by wooden worktops and incorporating an inset electric oven and hob and integral appliances including a dishwasher, washing machine and refrigerator with icebox. There is ample room for dining and a door providing direct access to the rear garden.

On the first floor, the landing provides access to all accommodation. The principal bedroom is a spacious double room with a window to the front elevation and two built-in wardrobes. The second bedroom overlooks the rear garden and benefits from a useful storage cupboard. The bathroom is fitted with a panelled bath with shower over, wash hand basin, and low-level WC.





OUTSIDE

The property is approached via a pathway leading from the nearby parking area to the front garden. A detached single garage with an up-and-over door is situated adjacent to the property.

To the rear, the garden has been designed for ease of maintenance and is predominantly laid to gravel, complemented by a small patio seating area and attractive flower borders on either side. A gate provides access to the rear pathway.



SERVICES

The property is connected to mains water, mains electricity, mains drainage and mains gas-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 "D"

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.

Mobile – 07717 410757

harry@sunderlands.co.uk

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.

DIRECTIONS

What3Words: ///furnish.attic.fizzled

MOBILE & INTERNET CONNECTION

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

NOTES

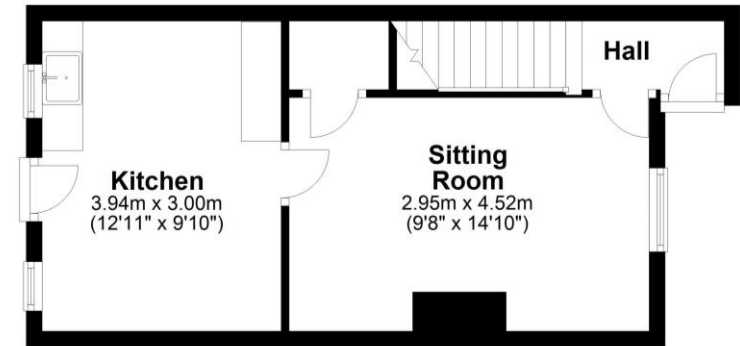
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation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

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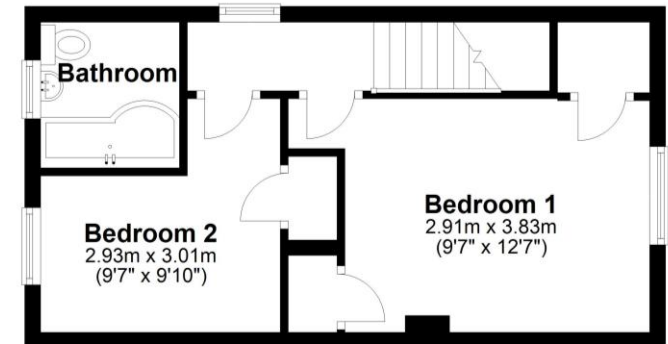
REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911



Ground Floor

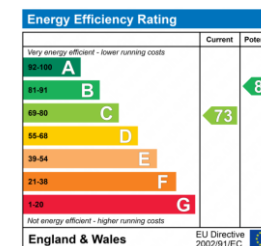


First Floor



Total area: approx. 59.4 sq. metres (639.4 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



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