



2 Birch Close, Hay-on-Wye, Hereford, HR3 5TL



**Sunderlands**  
Residential Rural Commercial





**2 Birch Close  
Hay-on-Wye  
Hereford  
HR3 5TL**

Summary of features: -

- A detached house
- Three bedrooms with one ensuite
- Two parking spaces plus garage
- Found on the edge of Hay-on-Wye
- No Chain
- Guide Price £350,000

**Brecon 16 miles  
Hereford 21 miles  
Abergavenny 25 miles**

### Description

No.2 Birch Close is a detached three-bedroom house found on the edge of Hay-on-Wye. The property offers three bedroomed accommodation with a sitting room, kitchen / diner and a utility room along with a generous garden.

### Situation

Hay-on-Wye is a delightful border market town famous for its literary festival, held annually in the spring. The town offers an excellent range of services and facilities including dentists, medical practice, cinema, post office, chemist, library, various independent shops and a wealth of second-hand and antique bookshops.

There is a thriving and diverse market held every Thursday and a range of public houses, restaurants, cafes and bistros, all located within the town centre. Hay-on-Wye also has a primary school and a further primary school can be found in Clifford, just a few miles away.

Hay-on-Wye is located in the most beautiful countryside within the Brecon Beacons national park and offers a wide range of leisure and recreational facilities. Brecon is further afield, approximately 16 miles, and Hereford is approximately 21 miles away with the latter having a railway station with rail links to the rest of the country.

The nearest motorway links are found in Newport for the M4 and Ross-on-Wye for the M50.

### Description

The property is entered through the front door into the hallway with a downstairs cloakroom with w.c. and wash basin. To one side there is a sitting room with a window to the front.

The hallway continues to the kitchen/diner offering space for a dining table, a range of fitted kitchen units, a stainless-steel 1½ bowl sink, an integral electric oven and a gas hob. There is space for a tall fridge freezer and space and plumbing for a dishwasher and a set of double doors lead out into the garden.

Next to the kitchen there is a utility room with a work surface, plumbing for a washing machine and space for a tumble dryer as well as a cupboard and door to the outside.

On the first floor there are three double bedrooms and a family bathroom with a wash-hand basin, panel bath and W.C.

The main bedroom has an alcove for free standing bedroom furniture along with the benefit of an ensuite shower room with W.C., wash-hand basin and corner shower cubicle.

### Outside

The property is approached along the development roadway into a tandem parking space for two cars and a garage (6.16 m x 3.09 m) with an up and over door, power and light.

The garden can be accessed from the kitchen or through a side pedestrian gate. The garden is mainly laid to lawn with a patio area by the kitchen, there are two raised beds and an outside tap.

### Council Tax Band

Powys County Council "E".

### Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and mains gas-fired central heating. Please note the services or service installations have not been tested.

There is also a maintenance fee payable further details are available from the agent.

### Tenure

Freehold with vacant possession upon completion.

### Directions

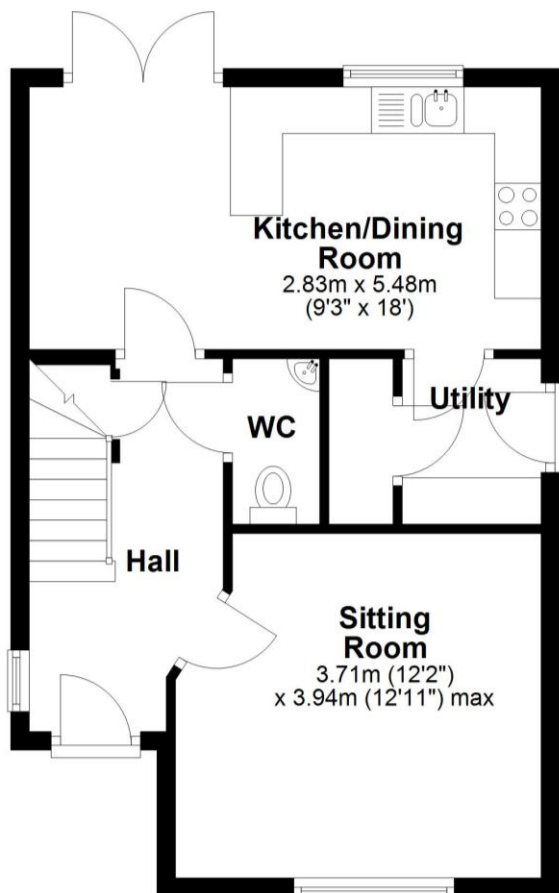
From the centre of Hay-on-Wye, take the B4350 out of town towards Brecon, just before the speed limit sign at the end of the straight turn right into the Meadows, proceed down through the development and by the sharp right bend turn left and straight away turn right into Birch Close. when in Birch Close immediately turn left and number 2 will be found second to the end on the right-hand side.

What3words -

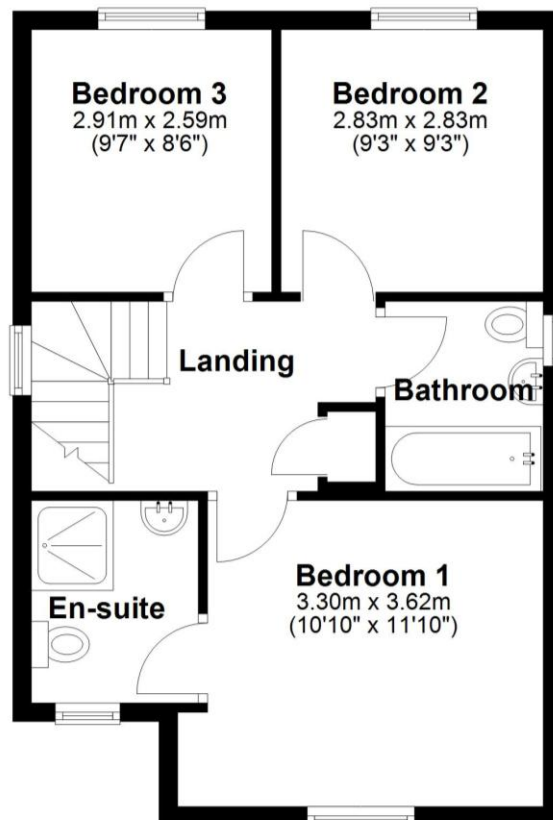
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## Ground Floor



## First Floor



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

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

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake

07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(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	

WWW.EPC4U.COM



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.