

28, Begwyns Bluff

Clyro, Hereford, HR3 5SR



INTRODUCTION

This charming and contemporary detached home enjoys an enviable elevated position within a sought-after development near Hay-on-Wye. The property is beautifully presented and perfectly arranged for modern family living, while the panoramic views across the Wye Valley to the surrounding hills create an impressive backdrop to everyday life.



LOCATION

Situated on the edge of the well-served village of Clyro, the property benefits from easy access to local amenities including:

A petrol station with village store, primary school, village hall and a church.

Clyro lies approximately 1.5 miles from the vibrant market town of Hay-on-Wye, famed for its Literary Festival and renowned for its independent shops, cafés, boutiques and weekly Thursday market. Hay also offers excellent practical amenities including a doctor's surgery, dental practices, a supermarket and post office.

The area is highly accessible, with the A438 providing convenient links towards Brecon and Hereford. Its close proximity to the Brecon Beacons National Park offers a wealth of outdoor pursuits including walking, cycling, riding and water-based activities along the River Wye.



ACCOMMODATION

A welcoming porch leads into a generous hallway with beautifully tiled flooring, space for coats and boots, and a cloakroom with W.C. and washbasin.

From the hallway, doors open to the kitchen and sitting room:

The kitchen is stylish and modern, fitted with contemporary units, 1½ bowl sink, integral dishwasher, washer/dryer, boiling-water tap, eye-level double oven and electric hob. There is space for an American-style fridge-freezer, and double doors open directly onto the patio.

The sitting room is generously proportioned, featuring a large picture window framing far-reaching countryside views and a cosy wood-burning stove. An open archway leads through to the dining room, which has a side window, a return door to the kitchen, and double doors opening to the garden.

The superb garden room offers additional flexible space with large windows, French doors to the patio, and a further side entrance, making it perfect as a hobby room, playroom or second lounge.

A staircase from the hallway rises to a galleried landing serving all three bedrooms:

The master bedroom enjoys exceptional views, two large windows, fitted wardrobes and an ensuite shower room with W.C. and washbasin. Bedroom two and bedroom three are both comfortable doubles, each with two windows capturing the outlook; bedroom three also includes fitted wardrobes.

The family shower room offers a large walk-in shower, W.C., washbasin and a mirrored linen store.





STUDIO

Positioned at the top of the garden, the detached studio/office provides a superb multi-purpose space ideal as a home office, creative studio, occasional guest accommodation or home gym. It enjoys countryside views and includes air-conditioning, full power and lighting and a modern wet room with shower, W.C. and washbasin

OUTSIDE

The terraced rear garden combines gravelled areas with an astro-turfed section for low-maintenance enjoyment. To the front, a sunny terrace provides an attractive seating area, with a pathway leading around to the rear garden. Steps descend to the driveway and garage (1.37m x 5.21m), of concrete block construction with power and lighting.

SERVICES

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

COUNCIL TAX BAND

Powys County Council Band "E"

TENURE

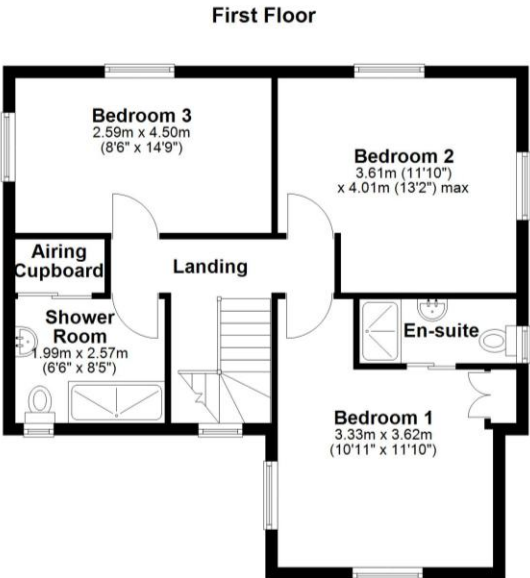
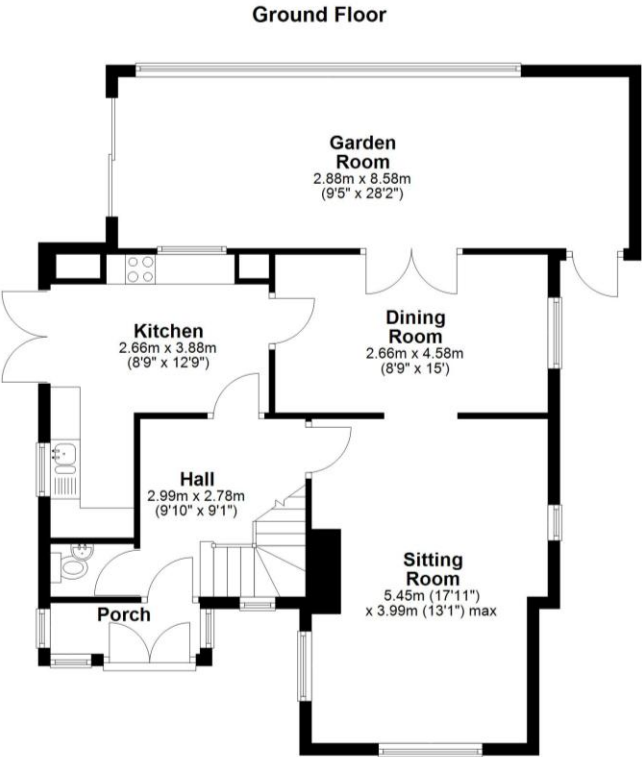
Freehold with vacant possession upon completion.

DIRECTIONS

What3words Ref: ///windmill.roof.woodstove



HOUSE



Total area: approx. 142.5 sq. metres (1534.1 sq. feet)

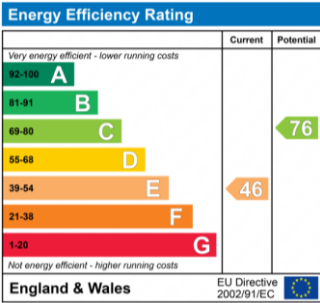
Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING

The purchaser will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of 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.



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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