

# 28 The Meadows

Hay-on-Wye, Hereford, HR3 5LF





# Sunderlands

Residential Rural Commercial

## 28 The Meadows Hay-on-Wye Herefordshire HR3 5LF

### Summary of features:-

- A modern semi-detached house
- Three-bedroom accommodation with a large sitting room and kitchen/diner
- Found in a popular area of Hay-on-Wye
- Private rear garden, parking and garage

**GUIDE PRICE £350,000**

**Brecon 16 miles  
Hereford 22 miles  
Abergavenny 30 miles**

### Description

An excellent, modern, attached house found in this popular, mature residential development on the edge of Hay-on-Wye. The property has been well maintained and offers versatile accommodation.

### Situation

Hay-on-Wye is a delightful border market town, famous for its annual Literary Festival held annually in May. Hay-on-Wye offers an excellent range of services and facilities including dentists, doctors' surgery, cinema, banks, chemist, library, a wealth of secondhand bookshops and antique shops and an excellent and diverse market which operates every Thursday. There is a wide range of public houses, restaurants and cafes, all located close to the town centre. Hay-on-Wye offers a primary school and there is a second primary school in the village of Clifford located only a few miles away. Hay-on-Wye is nestled in the most beautiful countryside, being in the Brecon Beacons National Park which offers a wide range of leisure and recreational activities.

### The Accommodation

Upon entering the property, you are welcomed into the entrance hall featuring an under-stairs storage cupboard and a convenient downstairs W.C.

To the right, the sitting room enjoys natural light from two windows and is centred around an attractive feature fireplace, creating a warm and inviting space for relaxation.

The generously proportioned kitchen and dining area offers an excellent space for

family living and entertaining. Double doors open directly onto the garden, seamlessly connecting the indoor and outdoor areas. The kitchen is fitted with an extensive range of units and includes an eye-level double electric oven, electric inset hob, stainless-steel sink, and plumbing for a dishwasher. Upstairs, the first floor comprises three well-appointed bedrooms. The principal bedroom benefits from a dedicated dressing area and an en-suite shower room. Both additional bedrooms feature fitted wardrobes, offering ample storage space.

The family bathroom is finished to a high standard and includes a bath with shower over, a close-coupled W.C., and a wash basin.

### Outside

To the rear of the property, a paved patio provides the perfect spot for outdoor dining or relaxation, with a palisade fence separating it from the main garden area, which is predominantly laid to lawn. Just beyond the house is a detached garage, equipped with power and lighting, along with additional parking space to the front.

### 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.

### Council Tax Band

Powys County Council "E".

### Tenure

Freehold with vacant possession upon completion.

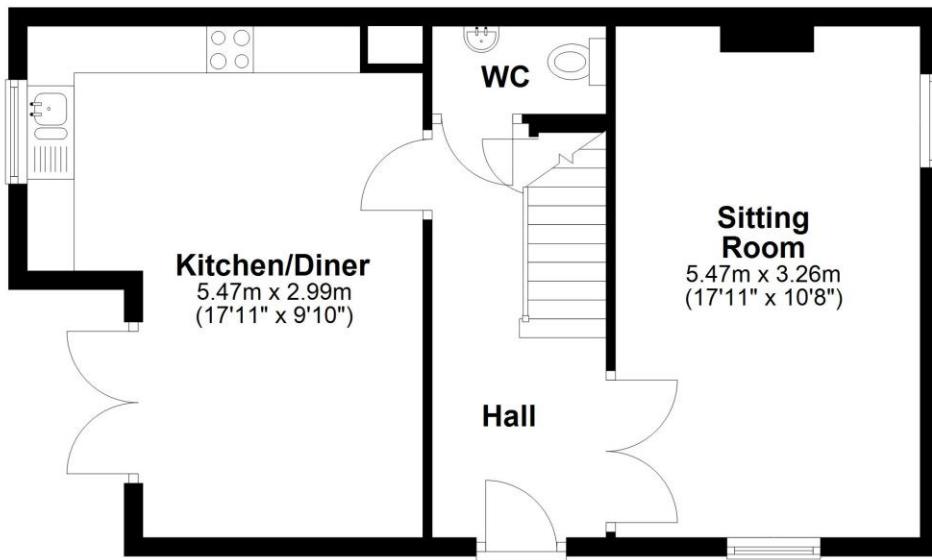
## Directions

Proceed out of Hay on the B4350 towards Brecon and take the right hand turn just before leaving the 30mph speed limit. On entering The Meadows take the first residential turning to the right and follow the road around to the left where there is a terrace of houses and no. 28 will be found on the left-hand side of this row. The parking space is the far-right hand space in front of the garage.

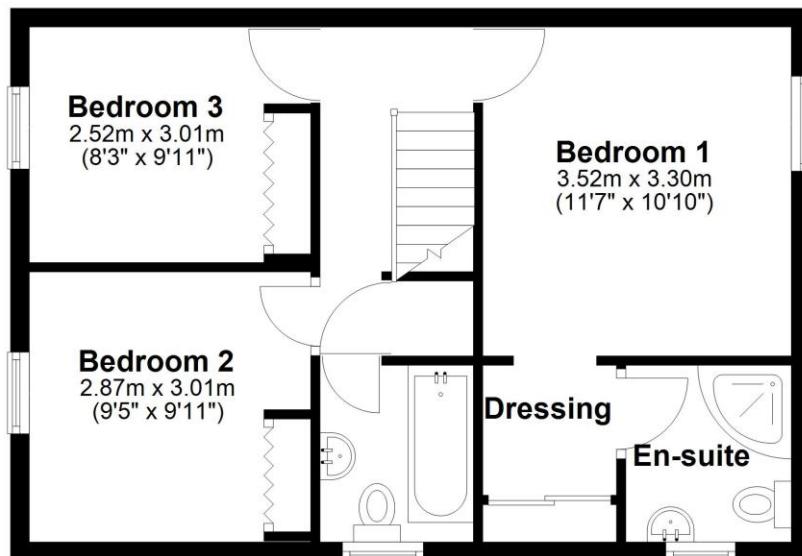
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## Ground Floor



## First Floor



Total area: approx. 93.5 sq. metres (1006.8 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](mailto:hay@sunderlands.co.uk)

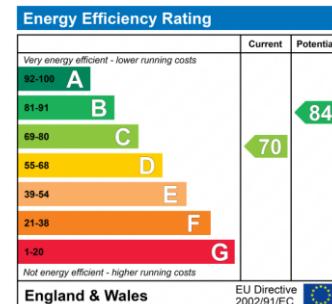
Out of hours contact: Harry Aldrich-Blake 07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161

Email: [hereford@sunderlands.co.uk](mailto:hereford@sunderlands.co.uk)

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 **NAEA**

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 of their Code of Practice. A copy of the Code of Practice is available on request.