



6 BASKERVILLE COURT. HR3 5SS

OFFERS OVER £300,000

A fantastic opportunity purchase this four bedroom detached property with garage and off road parking, situated in the sought-after village of Clyro.

Clyro is a popular village situated just across the River Wye from Hay-on-Wye, famous for its independent bookshops, cafés, restaurants and annual literary festival. The surrounding area offers an outstanding choice of countryside walks, with the Brecon Beacons National Park and the Wye Valley both within easy reach.

Internally, this spacious property is well presented and has been freshly decorated throughout, complimented by brand new carpets and floor coverings. Also benefitting from electric storage heating, providing an efficient and practical heating solution

On the ground floor is a very generous lounge with double doors leading onto the garden, further spacious dining room, well proportioned kitchen with oven, hob and extractor fan, along with plenty of cupboard

ENTRANCE PORCH

Useful entrance porch.

DINING ROOM

11'0 x 10'04 max (3.35m x 3.15m max)



A bright and generously proportioned dining room offering a great space for everyday family dining and entertaining.

LOUNGE

18'0 x 16'04 (5.49m x 4.98m)



A bright, larger than average lounge with double doors leading onto the garden and feature fire surround.

KITCHEN

11'0 x 10'04 max (3.35m x 3.15m max)



A well proportioned kitchen with oven, hob and extractor fan, along with plenty of cupboard storage

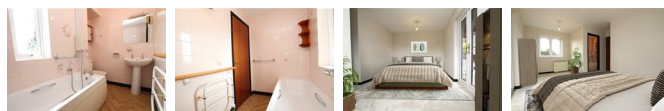
DOWNSTAIRS WC



Fantastic downstairs WC, located next to the entrance porch.

BEDROOM ONE- MASTER WITH ENSUITE

16'04 x 12'03 max (4.98m x 3.73m max)



Spacious master bedroom, featuring double doors opening directly onto a long private balcony and ensuite Bathroom comprising a bath with electric shower over, low-level WC and wash hand basin.

BEDROOM TWO

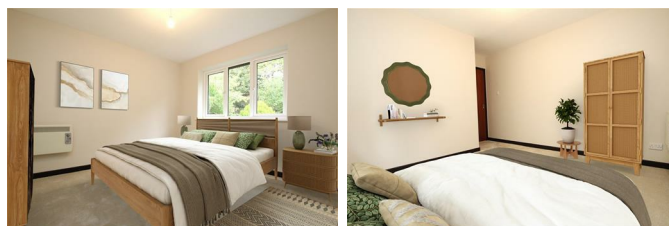
12'05 x 11'06 max (3.78m x 3.51m max)



Spacious double bedroom with built in wardrobe storage and front facing window.

BEDROOM THREE

12'05 x 10'05 max (3.78m x 3.18m max)



Spacious double bedroom with window overlooking the rear garden.

BEDROOM FOUR

7'01 x 6'06 max (2.16m x 1.98m max)



A great single bedroom with window overlooking the rear garden.

SHOWER ROOM

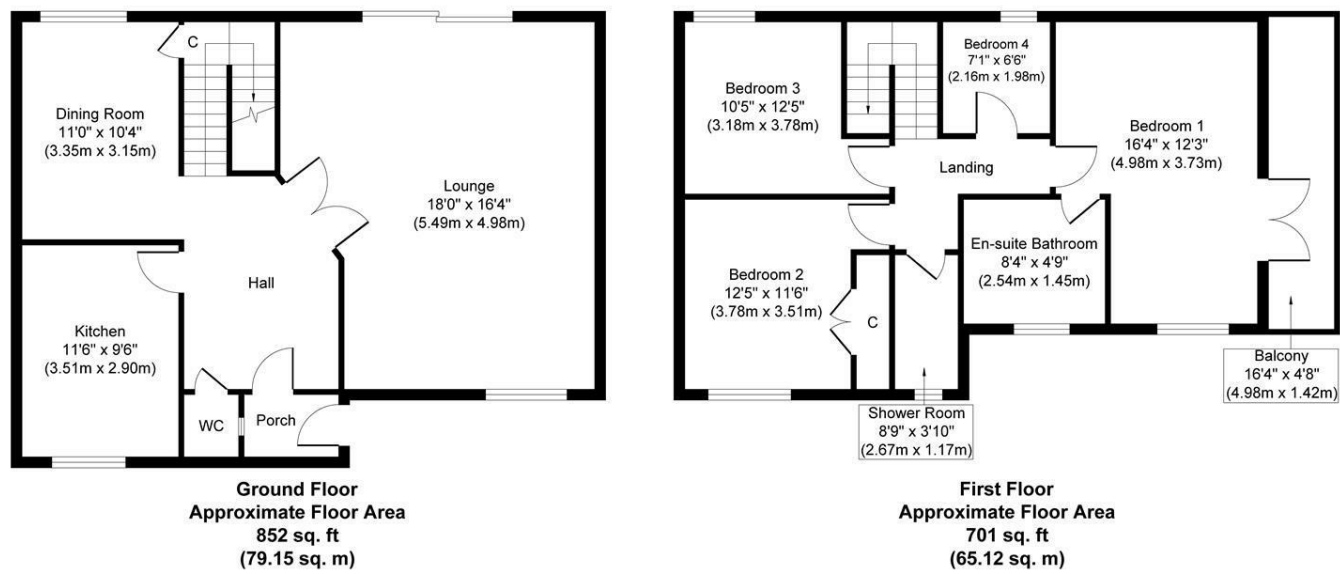
Shower room with separate shower cubicle, low level WC, wash hand basin and mirror.

OUTSIDE SPACE

To the rear of the property is a beautifully established private garden with a paved terrace providing an ideal space for outdoor seating and entertaining and an abundance of mature trees and shrubs creating a peaceful, leafy setting. Pathways and steps lead through the garden to further secluded areas, with a useful greenhouse and a variety of planted borders adding interest.

There is a garage to the front of the house, along with off road parking.

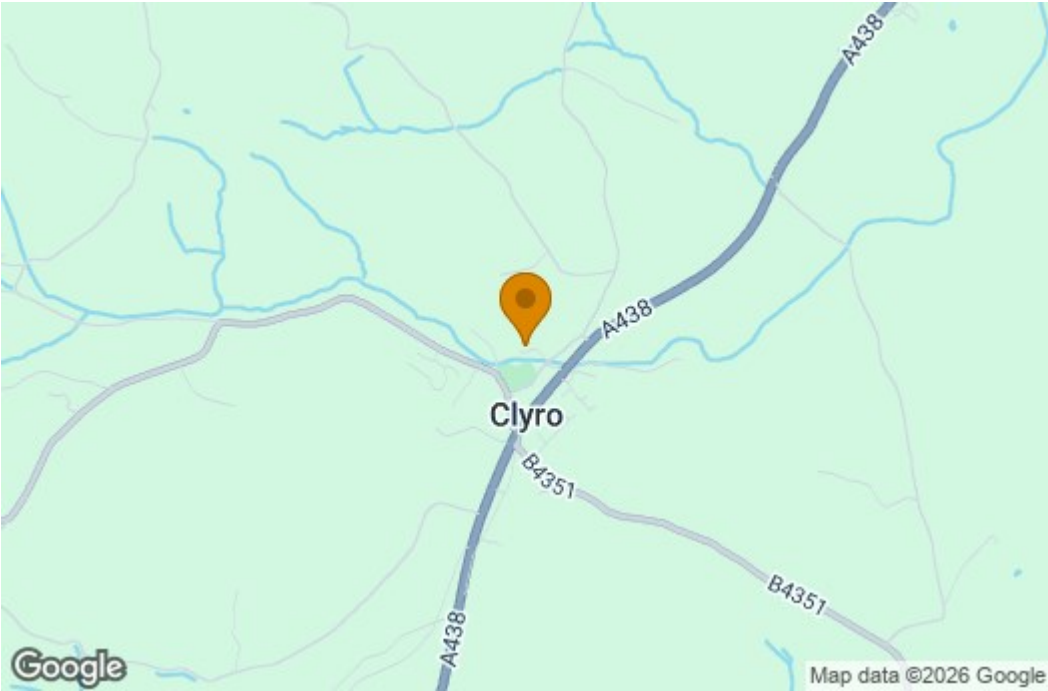
FLOOR PLAN



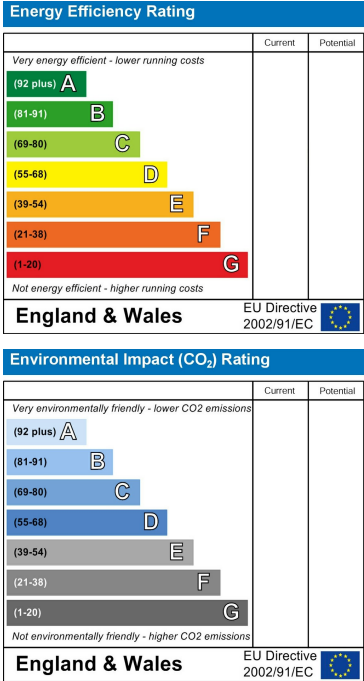
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



ENERGY EFFICIENCY GRAPH



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