

31 Begwyns Bluff

Clyro, Hereford



**31 Begwyns Bluff
Clyro
Hereford
HR3 5SR**

- *A beautifully presented, detached house*
- *Generous and light four-bed accommodation*
- *Elevated position with commanding views across the Wye Valley*
- *With terraced garden, garage and driveway parking*
- *Close to Hay-on-Wye*

**Hay on Wye 1.5 miles
Brecon 16 miles
Hereford 23 miles**

INTRODUCTION

Enjoying an elevated position within an established and highly desirable residential development, this beautifully presented detached family home commands exceptional views across the Wye Valley and surrounding countryside. Offering generous, light-filled accommodation arranged over two floors, the property combines practical family living with an enviable setting, creating a home that is equally suited to everyday life and entertaining.

Thoughtfully maintained throughout, the accommodation is both spacious and versatile, complemented by off-road parking, a single garage and attractive terraced gardens that take full advantage of the property's commanding outlook.

LOCATION

Situated on the edge of the popular village of Clyro, the property enjoys a peaceful setting while remaining within easy reach of an excellent range of local amenities. The village offers a garage with convenience store, primary school and a village hall which hosts regular community events, providing everything needed for day-to-day living.

Just 1.5 miles away lies the renowned market town of Hay-on-Wye, celebrated internationally for its literary heritage and annual Hay Festival. Beyond its famous bookshops, the town offers an excellent selection of independent boutiques, cafés, restaurants, everyday shopping facilities, a supermarket, post office, medical and dental practices, making it one of the most desirable destinations in the Welsh Borders.

The property is ideally positioned for access to the A438, providing convenient links to Brecon, Hereford and the surrounding area. The spectacular Wye Valley and the nearby Brecon Beacons National Park offer endless opportunities for walking, cycling, outdoor pursuits and enjoying some of the region's most beautiful scenery.



ACCOMMODATION

A welcoming entrance hall creates an immediate sense of space and provides access to the principal reception rooms. Positioned to the front of the property, a versatile study offers an ideal space for home working, reading or a playroom.

The kitchen is a bright and inviting room, fitted with an excellent range of contemporary cabinetry, quality work surfaces and integrated appliances including an electric oven and hob, dishwasher, fridge, freezer and washing machine. Framed by far-reaching countryside views, it is a delightful everyday living space, while a side door provides convenient external access.

Extending across the rear of the property, the generously proportioned sitting room is perfectly suited to both family life and entertaining. Sliding patio doors open directly onto the garden, allowing a seamless connection between inside and out, while an open fireplace with a stone hearth provides a warm and welcoming focal point.

The first floor offers four well-proportioned double bedrooms. The two front-facing bedrooms enjoy spectacular panoramic views across the Wye Valley, while the principal bedroom benefits from a well-appointed en-suite shower room. A contemporary family bathroom, finished with a white suite, paneled bath with shower over, wash hand basin and WC, serves the remaining bedrooms.





OUTSIDE

Approached via the development road, the property benefits from off-road parking together with direct access to the integral single garage.

The elevated front gardens have been thoughtfully landscaped with attractive stone and gravel features, an ornamental pond and two terraced seating areas, each perfectly positioned to capture the spectacular views across the surrounding countryside.

To the rear, a further terrace provides an ideal setting for al fresco dining and outdoor entertaining. Beyond, the garden presents excellent potential for further landscaping or the creation of additional terraced areas, allowing future owners the opportunity to enhance this delightful outdoor space while making the most of its exceptional setting.

SERVICES

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

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours: Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Powys County Council Band "E"

DIRECTIONS

What3words ///poetic.welfare.releasing



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.

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.

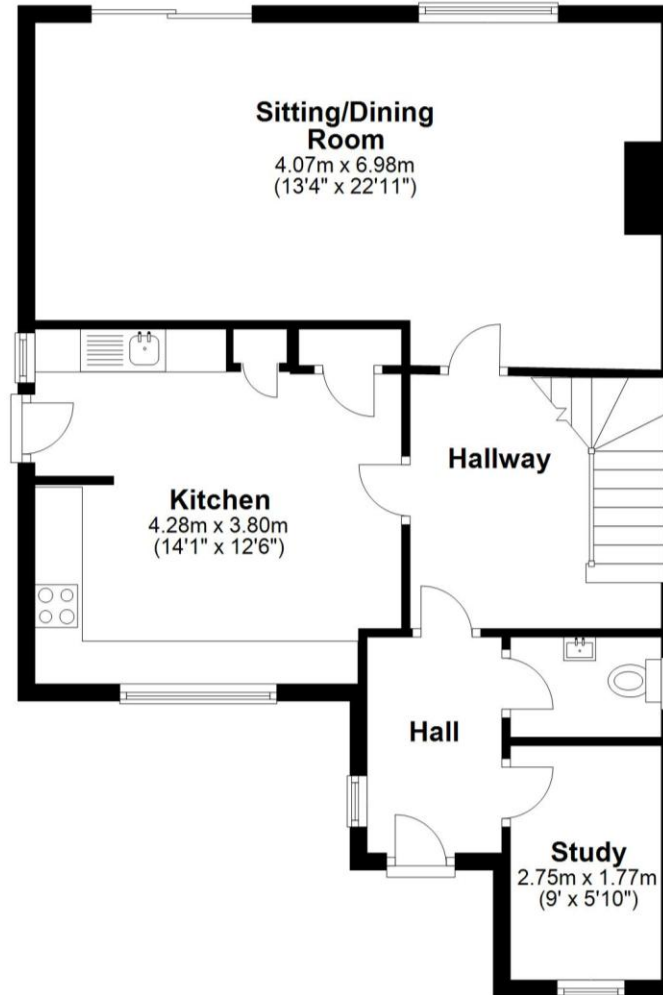
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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

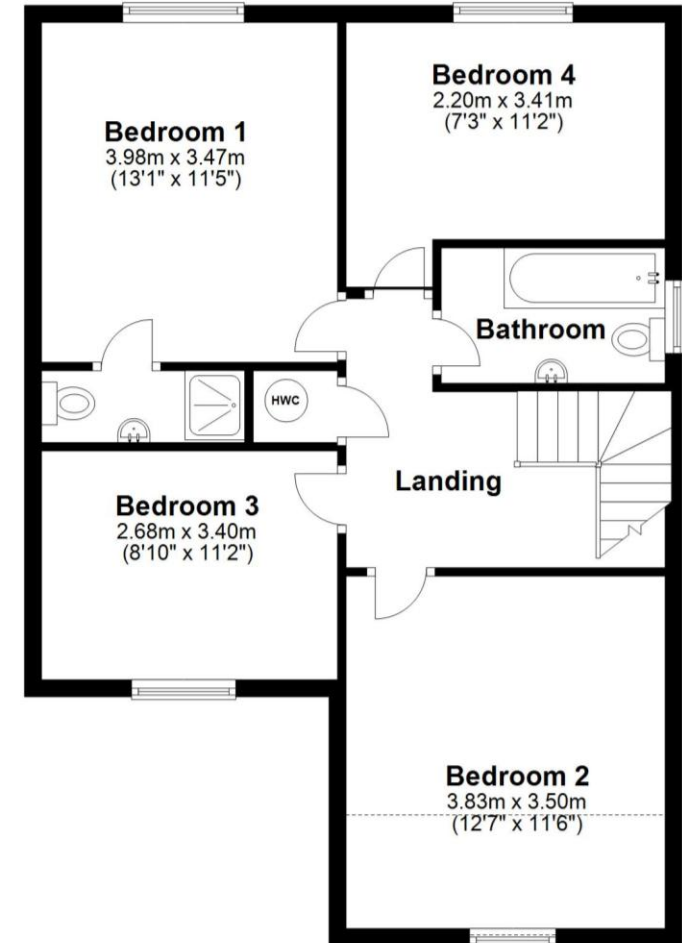


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Ground Floor



First Floor



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		60	77
		EU Directive 2002/91/EC	