

3 Clos Dan y Lan

Glasbury-on-Wye, Hereford



**3 Clos Dan y Lan
Glasbury-on-Wye
Hereford
HR3 5TJ**

- *A delightful contemporary house*
- *Built in 2015*
- *Beautifully presented 5 bedroom accommodation*
- *Stunning views over the Wye Valley*
- *Underfloor central heating*
- *Parking, garage, gardens and PV (solar) panels*
- *Conveniently located close to Hay-on-Wye*

**Hay on Wye 2 miles
Brecon 16 miles
Hereford 23 miles**

INTRODUCTION

Constructed in 2015, this exceptional detached family home combines contemporary design with spacious accommodation in a peaceful setting. Occupying an exclusive position within a small development of just four individual homes, the property offers generous family living, attractive gardens, private parking, an integral garage and the added benefit of photovoltaic solar panels for improved energy efficiency.

Beautifully maintained by the current owners, the house provides versatile, well-proportioned accommodation ideally suited to modern family life.

LOCATION

Glasbury-on-Wye is a highly regarded village situated on the border of Herefordshire and Powys, offering an excellent balance of rural living and everyday convenience. The village benefits from a popular riverside setting, a village shop, public house, café, primary school and an active community, making it an appealing place for families and those seeking a quieter pace of life.

The nearby market town of Hay-on-Wye, famous for its independent bookshops and internationally renowned Hay Festival, is approximately five miles away and offers an excellent selection of shops, cafés, restaurants and everyday amenities.

For those who enjoy outdoor pursuits, the surrounding countryside provides excellent opportunities for walking, cycling and water sports along the River Wye, while Bannau Brycheiniog (Brecon Beacons) National Park is within easy reach. Further shopping, leisure and educational facilities are available in Hereford and Brecon, both of which are easily accessible, with Hereford also providing mainline rail connections to Birmingham, Cardiff and London.

Offering generous accommodation, quality modern finishes and an excellent village setting, this is an outstanding family home suited to a wide range of buyers.



ACCOMMODATION

A welcoming entrance hall creates an immediate sense of space and light, with access to a cloakroom with WC and useful understairs storage.

To the front of the property, the study offers an ideal home office, hobby room or quiet place to work. The spacious sitting room enjoys French doors opening onto the rear terrace, creating an excellent connection between the indoor and outdoor living spaces.

At the heart of the home is the impressive kitchen/dining room, thoughtfully designed for everyday family life and entertaining. It is fitted with an excellent range of contemporary units and integrated NEFF appliances, including an eye-level double electric oven, gas hob, microwave, dishwasher and fridge freezer, with ample room for a family dining table.

Stairs rise to a generous galleried landing, providing an attractive additional seating or reading area. The first floor offers five well-proportioned bedrooms, two of which benefit from en-suite shower rooms. A family bathroom serves the remaining bedrooms and comprises a panelled bath with shower over, wash hand basin and WC.

The property has been exceptionally well maintained throughout and offers a superb opportunity to acquire a modern family home in a desirable village location.





OUTSIDE

The property is approached via a private road leading to a brick-paved driveway providing off-road parking and access to the integral garage. The garage benefits from power, lighting, an up-and-over door and a practical utility area incorporating a stainless-steel sink together with plumbing and space for a washing machine.

To the rear, a generous paved terrace enclosed by a glazed balustrade provides an excellent space for outdoor dining and entertaining. Steps lead down to a level lawn, while pathways extend around the property, providing easy access between the front and rear gardens. The rear garden enjoys an attractive outlook across the surrounding countryside.

SERVICES

Mains electricity, mains water, mains drainage and LPG (gas-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 "G"

DIRECTIONS

What3words ///grew.nozzle.prominent



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.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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



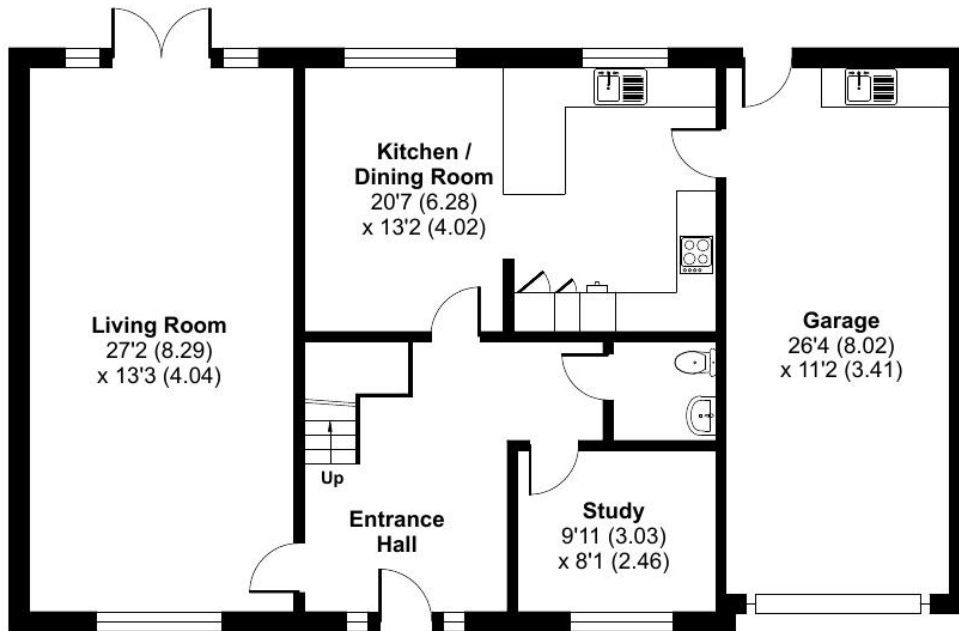
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 | 69 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient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

Approximate Area = 2179 sq ft / 202.4 sq m

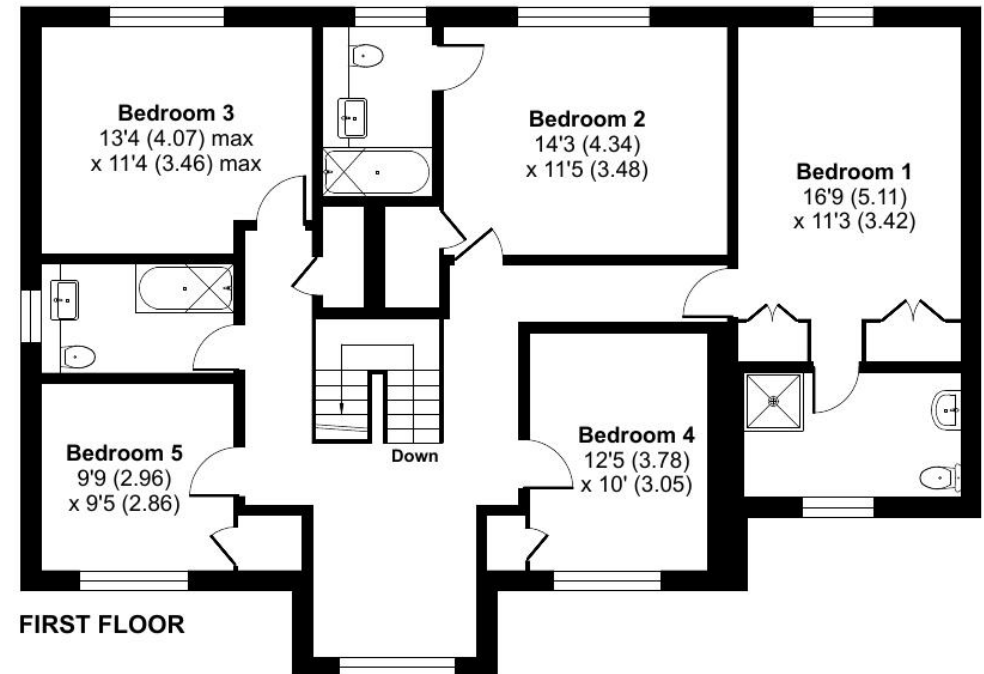
Garage = 194 sq ft / 18 sq m

Total = 2373 sq ft / 220.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR