

13 Chancery Court

Hay-on-Wye, Hereford



**13 Chancery Court
Hay-on-Wye
Hereford
HR3 5BP**

- *Beautifully renovated throughout featuring a contemporary kitchen and stylish modern bathroom*
- *Prime centre of town location*
- *Bright and spacious open-plan living area with French doors opening directly into the garden*
- *Private, low-maintenance rear garden*
- *Two parking spaces and an outside store*

**Hereford 15 miles
Brecon 21.5 miles
Abergavenny 26 miles**

INTRODUCTION

Perfectly positioned within the centre of the renowned market town of Hay-on-Wye, 13 Chancery Court is an immaculately presented modern cottage offering beautifully updated accommodation, private gardens and the rare benefit of allocated parking. Recently renovated with a contemporary kitchen and bathroom, the property combines modern comfort with a peaceful setting just moments from Hay's celebrated independent bookshops, cafés, galleries and restaurants. Whether as a permanent home, weekend retreat or investment, this charming property offers an exceptional opportunity to enjoy one of the Borders' most desirable locations.

LOCATION

Situated just a short stroll from the heart of Hay-on-Wye, 13 Chancery Court enjoys immediate access to everything this celebrated market town has to offer.

Internationally renowned as the "Town of Books", Hay-on-Wye is famous for its annual literary festival, attracting visitors from around the world. The town offers an outstanding selection of independent bookshops, boutiques, galleries, cafés, restaurants and traditional public houses, creating a vibrant and welcoming community throughout the year.

Surrounded by the spectacular landscapes of the Wye Valley and the Bannau Brycheiniog (Brecon Beacons), the area offers exceptional opportunities for walking, cycling, canoeing and exploring the countryside, while the cathedral city of Hereford and the market town of Brecon provide a wider range of shopping, education and leisure facilities.



ACCOMMODATION

A welcoming entrance hall provides practical space for coats and boots before opening into a bright and inviting open-plan sitting and dining room.

Bathed in natural light, this versatile living space is centred around French doors that open directly onto the rear garden, creating a wonderful connection between the house and outside terrace during the warmer months.

The adjoining kitchen has been thoughtfully updated with quality fitted cabinetry, generous work surfaces and integrated cooking appliances, together with space for everyday appliances, creating a practical yet elegant space for modern living.

Upstairs, two comfortable bedrooms are served by a recently refurbished family bathroom, finished with a contemporary suite including a shower cabinet, wash basin and WC.





OUTSIDE

To the rear, the enclosed terraced garden has been designed for ease of maintenance, making it ideal for those seeking a lock-up-and-leave home or a manageable outdoor space.

Established shrubs soften the borders, while the terrace provides an attractive setting for outdoor dining and entertaining. A rear gate leads directly to the private parking area, where the property benefits from two allocated parking spaces—an increasingly valuable asset within the centre of Hay-on-Wye.

Offering the perfect balance of convenience and tranquillity, 13 Chancery Court is ideally suited to those seeking a low-maintenance home in one of the region's most sought-after locations.

Whether enjoying morning coffee in the garden, browsing Hay's renowned independent shops or exploring the surrounding countryside, this beautifully presented home offers an enviable lifestyle in the heart of the Welsh Borders.

SERVICES

Mains electricity, mains water, mains drainage and mains 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 "E"

DIRECTIONS

What3words ///cello.winners.pest



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

Chancery Court, Heol-y-Dwr, Hay-on-Wye, Hereford, HR3

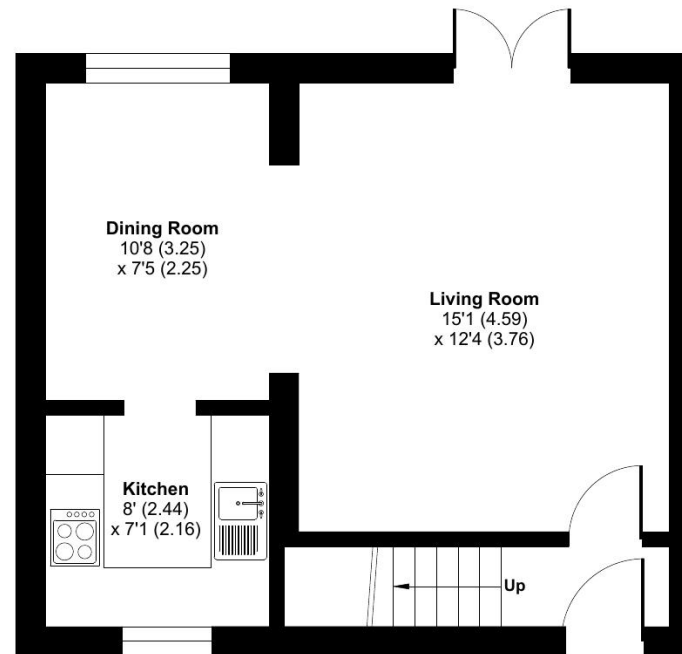
Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale

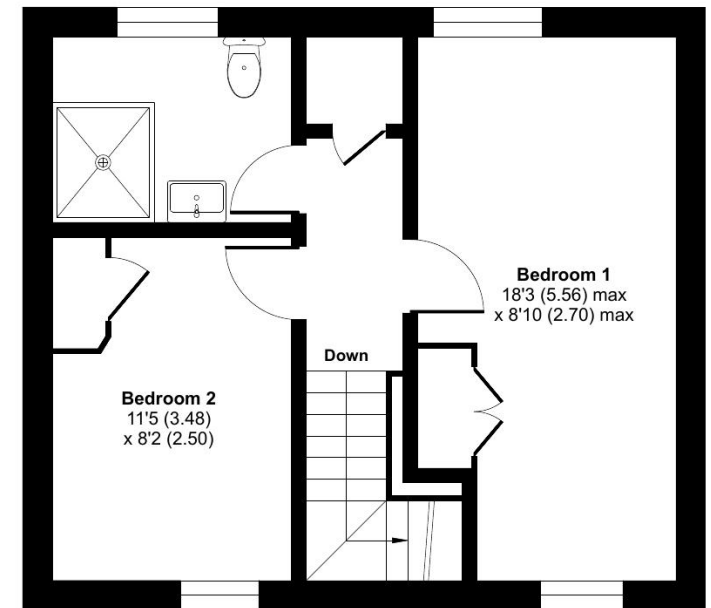
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	71	75
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1492868