

36 Begwyns Bluff

Clyro, Hereford. HR3 5SR



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

- *Desirable village location set within a popular cul-de-sac*
- *Well-presented property offering convenient and easy-to-manage accommodation throughout*
- *Spacious and versatile three bedroom detached bungalow*
- *Attractive gardens complemented by pleasant views across the village towards the Wye Valley*
- *Excellent parking with a generous driveway and garage*

Hay on Wye 1.5 miles
Brecon 16 miles
Hereford 23 miles

INTRODUCTION

Situated within a popular cul-de-sac development in the sought-after village of Clyro, this well-presented detached bungalow offers an appealing opportunity to enjoy comfortable single-storey living in a village setting.

The property provides three well-proportioned bedrooms together with a welcoming sitting room, modern fitted kitchen and a useful conservatory extension, creating additional living space and a lovely connection with the gardens. The bungalow enjoys pleasant views across the village and towards the Wye Valley beyond, while the beautifully maintained gardens provide an attractive setting.

A generous driveway and garage offers ample parking, adding to the property's practicality. Combining easy-to-manage accommodation, attractive outdoor space and a desirable village location close to Hay-on-Wye, this is an appealing home for those seeking the convenience of single-storey living in the Welsh Borders.

LOCATION

Clyro is a highly regarded village situated on the edge of the Wye Valley, just across the river from the renowned market town of Hay-on-Wye. The village has a strong community feel and offers a range of local amenities, including a primary school, village hall and petrol station, while the nearby town provides an excellent selection of independent shops, cafés, restaurants, galleries and its famous bookshops.

The surrounding countryside is particularly attractive, with the River Wye, rolling farmland and the Black Mountains providing an exceptional setting for walking, cycling, fishing and other outdoor pursuits. The wider area is renowned for its natural beauty, while Clyro's position provides convenient access to both Herefordshire and Mid Wales.

With its combination of village convenience, outstanding countryside and proximity to Hay-on-Wye, Clyro is an increasingly sought-after location for those looking to enjoy a more relaxed rural lifestyle.

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 useful entrance porch provides a practical space for coats and outdoor clothing before leading into the welcoming hallway, where there is a storage/cloak cupboard.

The spacious sitting room provides a comfortable principal reception space, with an LPG gas fire set within an attractive surround creating a warm focal point, particularly during the winter months.

From here, glazed doors lead into the conservatory, a wonderfully light and airy room with windows and glazing to three sides, making it an ideal spot to relax and enjoy the afternoon sun.

The modern kitchen is fitted with a comprehensive range of units, incorporating an integrated oven and hob, together with useful storage and a cupboard housing the LPG gas boiler.

From the kitchen, a practical utility area provides ample space for washing machine and other appliances. Beyond this is a useful study area, complemented by a conveniently positioned WC.

Off the main hallway are three well-proportioned bedrooms, two of which benefit from a range of built-in wardrobes. Completing the accommodation is the family bathroom, fitted with a bath, WC and wash hand basin.





OUTSIDE

The property enjoys beautifully maintained gardens to both the front and rear. The rear garden is predominantly laid to lawn and framed by well-established borders, creating an attractive and private outdoor space. A useful greenhouse provides an excellent opportunity for those with an interest in gardening, while thoughtfully positioned seating areas offer pleasant places to relax and enjoy the surroundings.

To the front, the lawned garden continues, complemented by mature shrubs and planting which create an attractive approach to the bungalow. A generous driveway provides ample off-road parking, with an additional parking area positioned in front of the single garage, offering excellent convenience for residents and visitors alike.

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 "E"

DIRECTIONS

What3words ///hope.riverbed.herbs



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



Darren Thomas
Tel 01874 640840
d.thomas@sunderlands.co.uk



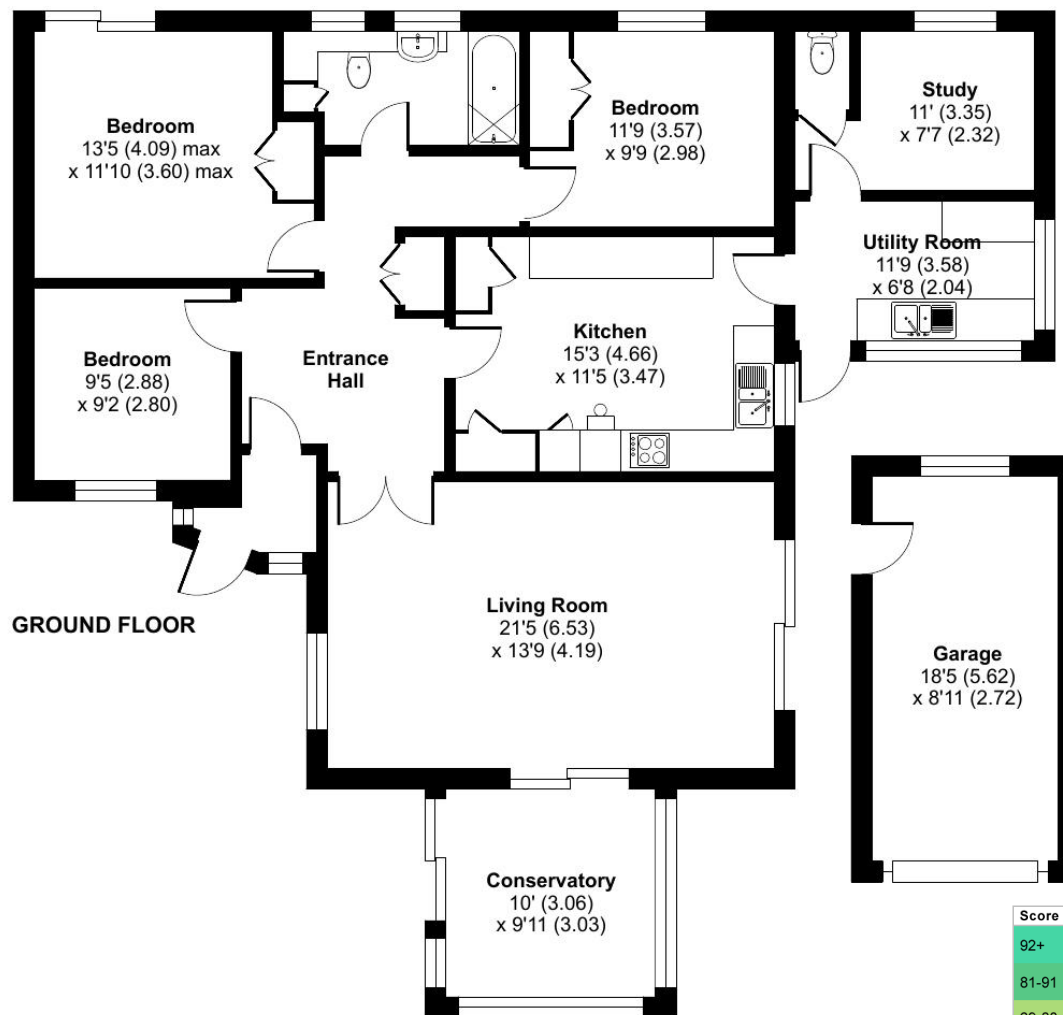
Begwyns Bluff, Clyro, Hereford, HR3

Approximate Area = 1373 sq ft / 127.6 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1538 sq ft / 142.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1508358