

12 Dan y Bryn

Glasbury on Wye, Herefordshire



**12 Dan Y Bryn
Glasbury-on-Wye
Herefordshire
HR3 5NH**

- *A detached four-bedroom house*
- *Plenty of parking and substantial double garage*
- *Pleasant and secluded location*
- *Close to River Wye and good road links*
- *Just 4 miles from Hay on Wye*

Hay on Wye 4 miles
Brecon 13 miles
Hereford 24 miles

INTRODUCTION

Set within a small cul-de-sac in the popular village of Glasbury-on-Wye, this detached four-bedroom family home enjoys a tucked-away position with a good degree of privacy. Approached via a flight of steps, the property is pleasantly secluded from the cul de sac, whilst benefiting from a dedicated parking area and substantial double garage at street level. Offering well-proportioned accommodation and an appealing village setting, this is a particularly versatile home with excellent potential for family living.

LOCATION

Glasbury-on-Wye enjoys an enviable position within the beautiful Wye Valley, with the River Wye providing a wonderful backdrop for walking, fishing, canoeing and enjoying the surrounding countryside. The popular book town of Hay-on-Wye is just a short drive away, renowned for its independent shops, cafés, restaurants and annual literary festival. The cathedral city of Hereford provides a wider range of shopping, leisure and cultural amenities, while the spectacular Brecon Beacons and Black Mountains are close at hand, offering an exceptional setting for walking, cycling and outdoor pursuits.



ACCOMMODATION

The property is entered via a pleasant hallway featuring attractive flooring, useful understairs storage and a convenient cloakroom.

To the right is the sitting room, a bright through room with a wall-mounted electric fire and sliding patio doors opening onto the rear garden. The room flows naturally into the adjoining dining area, creating an excellent space for family gatherings and entertaining.

The kitchen is fitted with a good range of units, incorporating a built-in oven, microwave and gas hob. Beyond, a useful extension of the kitchen provides additional units and a practical utility area, with recesses for appliances including a washing machine.

Completing the ground floor is a versatile office/snug, offering useful additional space for working from home, relaxing or hobbies.

Upstairs, there are four bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by the family bathroom, which is fitted with a panel bath with shower over, WC and wash hand basin.





OUTSIDE

At street level, a private driveway provides convenient off-road parking and leads directly to the substantial double garage. Steps descend to the lower level, where a pathway continues around the property to the rear garden. Here, a pleasant seating area provides an ideal spot for outdoor relaxation and entertaining, complemented by mature flower beds, established shrubs and planting, creating an attractive and secluded garden setting.

SERVICES

The property is connected to mains electricity, water and drainage. LPG gas-fired central heating.

Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "E"

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.

DIRECTIONS

What3Words: ///workbook.guarded.slim

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Dan-y-Bryn, Glasbury, Hereford, HR3

Approximate Area = 1285 sq ft / 119.4 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1557 sq ft / 144.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2026. Produced for Sunderlands. REF: 1514386