

12 The Caepound

Hay-on-Wye, Hereford



**12 The Caepound
Hay-on-Wye
Hereford
HR3 5DU**

- *A semi-detached bungalow*
- *Found in a quiet tucked away position*
- *Situated on the edge of the popular town of Hay-on-Wye*
- *In need of modernisation and improvement*

Brecon 16 miles
Hereford 20 miles
Abergavenny 26 miles

INTRODUCTION

A modern semi-detached bungalow, pleasantly situated on the edge of the popular market town of Hay-on-Wye. The property offers an excellent opportunity for modernisation and improvement, providing well-proportioned accommodation together with gardens and attractive views towards the surrounding hills.

The accommodation briefly comprises a front porch, sitting room, kitchen, bedroom and shower room, with the benefit of front and rear gardens.

LOCATION

Hay-on-Wye is a vibrant, historic market town renowned for its literary culture, independent shops, and annual Hay Festival, which draws visitors from across the globe. Sitting on the Welsh–English border, the town enjoys an idyllic position surrounded by rolling countryside and the stunning landscapes of the Brecon Beacons National Park. With excellent walking routes, riverside scenery along the River Wye, and a welcoming community spirit, the area offers an appealing blend of rural tranquillity and lively cultural life.

The town offers an excellent range of day-to-day amenities, making it a well-served and convenient location for residents. There are plentiful retail options including independent shops, cafés, restaurants and a supermarket along with the bustling Hay Market Day which brings around 40 traders, offering local produce, street food and crafts, to the town centre every Thursday.

A more extensive range of services and facilities can be found slightly further afield in Brecon and Hereford which also provides the nearest rail links.

ACCOMMODATION

The property is entered via a front porch, with a useful store cupboard to the right-hand side and a door leading into the hallway.

The sitting room is positioned to the left of the hallway and enjoys a generous picture window overlooking the front garden. The room features a fireplace and a door leading through to the kitchen.

The kitchen features fitted base and wall units, an electric cooker point and a stainless-steel sink. Two cupboards offer additional storage, including one housing the hot water cylinder. A window overlooks the garden, and a door opens into the rear porch which provides access to the outside of the property.

The bedroom benefits from fitted cupboards and a window overlooking the rear garden and the shower room comprises a large shower cubicle, WC and wash basin.

OUTSIDE

The property is approached from the roadway through a gate into the front garden, which is planted with a variety of trees and shrubs.

A pathway leads around the side of the property to the rear garden, which is principally laid to lawn and includes a timber garden shed. The rear garden enjoys views across the adjoining recreation area towards the hills beyond, providing an attractive outlook and a pleasant setting.

SERVICES

The property is connected to mains water, mains electricity, mains drainage with electric night storage heating. Please note that the services or service installations have not been tested.

COUNCIL TAX

Powys County Council Band “B”

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.

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

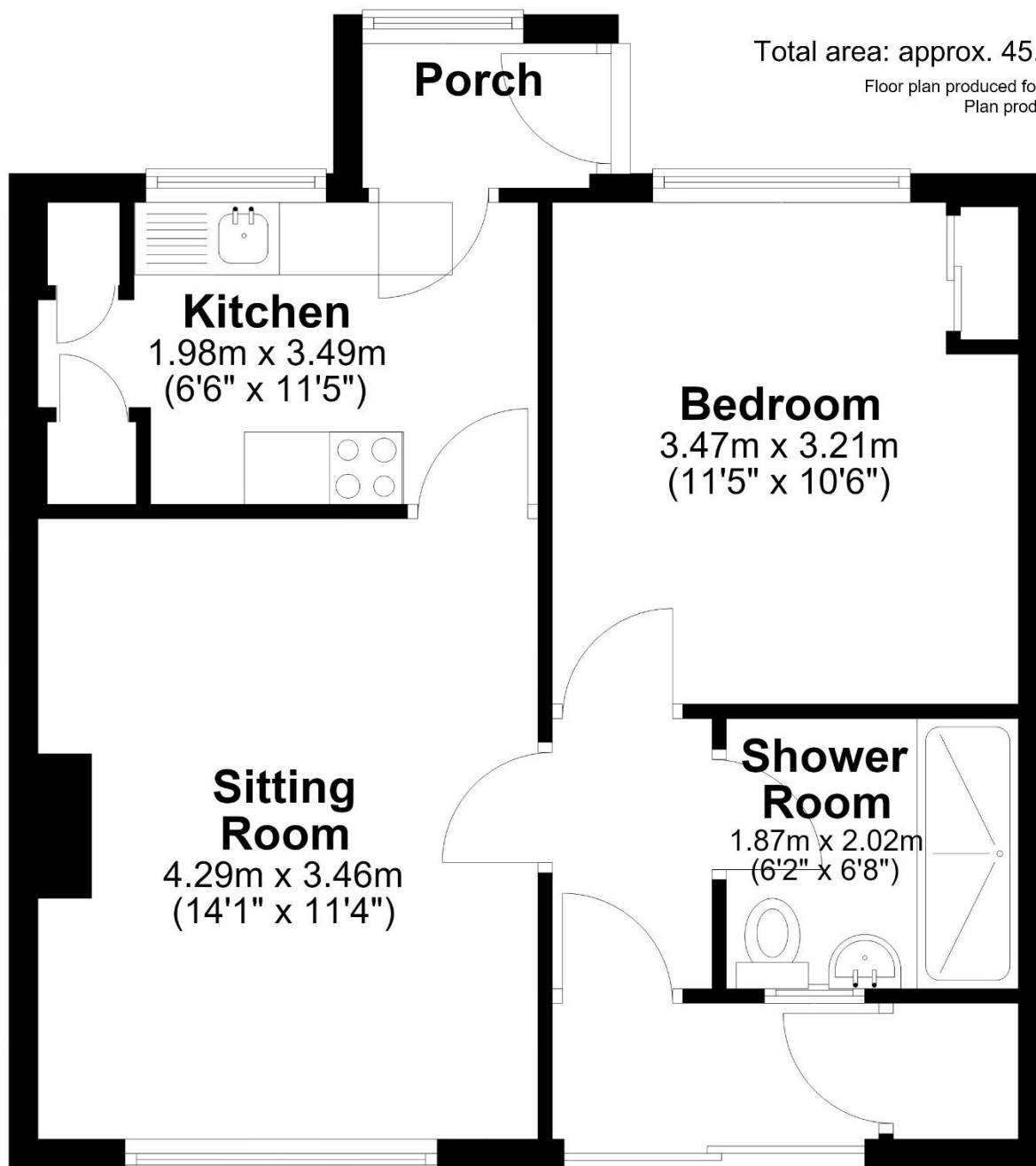
TENURE

Freehold (100% ownership) with vacant possession upon completion.

DIRECTIONS

What3Words: ///chariots.good.chicken





Total area: approx. 45.3 sq. metres (487.9 sq. feet)

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+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	78
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.FPC4U.COM			



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