

EWYAS HAROLD

This property is situated on a popular small select development within easy level walking distance of the village centre with it's abundance of amenities and facilities and is conveniently placed midway between Abergavenny and Hereford each being about 12 miles distant. The village is both easily accessible and is well provided with a range of facilities including a Primary School, a Butcher's, a Church, Two Chapels, Two Inns, Doctors' and Dentists' Surgeries whilst Village Stores and Post Office Facilities are available in Ewyas Harold and it's sister village of Pontrilas.

The terraced Village Property



No. 15 BRIDGE FARM

The property is constructed of brick and block-work, rendered and whitened with half-timbered effect to the rear elevation, standing under a felted and tiled roof. The accommodation, which is well planned and easily managed, has the advantage of double glazing and night storage heating and comprises:

On the Ground Floor:

Part obscure glazed front door to

ENTRANCE HALL with solid floor having fitted beige loop-pile carpet, night storage heater, telephone point and one single power point. Stairs leading off with under-stairs storage space.

Panelled effect door to

**SITTING/
DINING ROOM**
18'3" x 9'11" av. with front and rear aspects, solid floor having fitted beige loop pile carpet, brick fireplace with tiled hearth, Pine mantel shelf, coved ceiling, night storage heater, four double power points and T.V. aerial point. Lobed dome ceiling-fitting light shades. Double doors through to



CONSERVATORY, 8'9" x 6'

with beige loop pile carpet, night storage heater, one double power point, locker seat/storage area. uPVC windows to the upper portion, wide pot shelving. Part glazed door to rear.

KITCHEN, 10' x 7'1"

having solid floor with vinyl floor covering, range of Pine raised and fielded panelled fronted kitchen units with base units providing drawer and cupboard space, "Onyx" pattern working surfaces, tiled to rear, wall cupboards, larder cupboard and inset 1½ bowl stainless steel sink unit with ¼ turn tap. Inset "Zanussi" four ring hob with "Zanussi CH61B" cooker hood over, "Zanussi FM11" fan Oven below. Fridge and washing machine recesses and plumbing for washing machine.

Cooker recess and "Creda Concept" electric double oven cooker.

Electric cooker panel, two double power points and "Dimplex" wall-mounted fan heater. Obscure part-glazed back door to rear of property with Rear Storm Porch/canopy.

Stairs with beige loop-pile fitted carpet to On the First Floor:

LANDING with fitted beige carpet, one single power point, smoke alarm, hatch to roof space. Airing Cupboard with factory-insulated hot water cylinder having immersion heater, "Economy 7" control panel and slat shelving.

BEDROOM (1)
12'5" av. x 8'10" A double room with pleasant outlook over the front garden and village towards wooded slopes. Fitted beige loop-pile carpet, two double power points, telephone extension point and night storage heater. Deep recesses with wardrobes/cupboards either side of the chimney breast. Over-stairs recessed Cupboard with hanging and shelf space.

BEDROOM (2)
9' 2" x 7' 9" A single room with view over the rear garden, fitted beige carpet, one double power point and wall-mounted panel heater.

BATHROOM

with fitted green carpet, “Champagne” coloured suite of low-flush w.c., pedestal wash hand basin (h & c) with glazed splash-back to rear and panelled bath (h & c) with shower screen and “Mira Sport” electric shower. Ceramic tiled wall to rear, “Dimplex” wall-mounted blower heater, shaver point, medicine cabinet, electrically heated towel rail, shelves and toilet roll holder.



OUTSIDE

The property is fronted by a good-sized gently sloping lawn, the front door being approached over a Tarmacadammed pathway flanked a low hedge. To the immediate rear of the property is a paved patio on two levels, there is a tarmacadammed path leading to the rear, flanked by well-established rose/herbaceous borders featuring a mature Yucca and various flowering and variegated shrubs. The rear garden designed for ease of management is a pleasant spot for sitting out being rendered surprisingly private by the substantial hedge boundary. An outside cold water tap is provided. Two parking spaces are allocated to the property.

SERVICES

Mains electricity, water and drainage are connected. Telephone (subject to British Telecom transfer regulations). Electric off-peak heating. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold.

POSSESSION

Vacant Possession upon completion.

OUTGOINGS

The property is banded in “Band C” for Council Tax purposes.

VIEWING

Strictly by appointment with the sole agents.

PRICE

Offers in the region of £142,000 are invited.

IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.