

PONTRILAS, Herefordshire

This attractive property is situated in the village of Pontrilas within easy reach of the main A465 Abergavenny/Hereford Road and about a mile from the thriving village centre of Ewyas Harold with it's diverse range of businesses and facilities.

The Detached Bungalow
enjoying excellent outlooks from it's elevated setting



No.5 SCUDAMORE CLOSE

The property is constructed of brick and block-work standing under a felted and interlocking tiled roof, the accommodation, which has the advantage of oil fired central heating and mainly uPVC double glazing comprises:-

Steps up to
On the Ground Floor:

STORM PORCH with uPVC double glazed front door and obscure glazed side panels to:-

ENTRANCE HALL with solid floor having fitted beige carpet, one single panel radiator and one single power point. Airing Cupboard with factory insulated hot water cylinder having standby immersion heater and circuit from central heating, fitted slat shelving. Cloaks Cupboard. Hatch to roof space.

CLOAKROOM with close-coupled low flush w.c., wash hand basin with ¼ turn taps, tiled to rear, one single panel radiator and extractor fan.

UTILITY ROOM with tiled effect vinyl flooring, Worcester oil fired central heating boiler, plumbing for automatic washing machine, one double panel radiator and wall mounted fitted shelving. Half-glazed door to rear of property.



SITTING ROOM

12'1" x 11'11"

A pleasant room enjoying three aspects, solid floor having fitted pale beige carpet, feature brick fireplace with re-constituted stone hearth and mantel, gas fired living fire to grate. Wall mounted fitted shelving, one double panel radiator and three double power points. Sliding patio doors to patio area.

DINING ROOM 11'8" x 11'6"
Fully glazed door to with two aspects and views across the valley towards fields with wooded slopes beyond. Fitted pale beige carpet, picture rail, one double panel radiator and two double power points.

KITCHEN/BREAKFAST ROOM

11'8" x 11'8"

with vinyl tile effect cushion flooring, range of grey fleck pattern kitchen units with white trims comprising base units providing drawer and cupboard space, grey working surfaces, tiled to rear. Wall cupboards, glazed display cabinet, inset single drainer stainless steel sink unit with ¼ turn mixer tap. Electric cooker panel and recess with Schreiber cooker hood over. Recess and plumbing for automatic washing machine, fluorescent lighting, one double panel radiator and four double power points.



BEDROOM (1)
12'7" x 12'7"

A double room enjoying pleasant outlook, fitted pale green carpet, two double power points and one single panel radiator.

BEDROOM (2)
12'7" x 9'

Another double room with a view over the rear garden. Solid floor with fitted pale green carpet. Built-in recessed wardrobe cupboards with dark-wood raised and fielded panels and vanity recess to centre. One single panel radiator and two double power points.

BEDROOM (3)
11'5" x 8'5"

A single room with rear aspect. Fitted beige carpet. Wall mounted fitted shelving, roller blind, one double panel radiator and two double power points.

BATHROOM

with vinyl flooring. Three piece pale grey suite of low flush w.c., pedestal wash hand basin (h & c) and panelled bath (h & c) with "Redring Express 550" electric shower over, fully tiled to rear and with shower rail and curtain. Towel rail, one single panel radiator and extractor fan.

OUTSIDE

The property is approached via a concrete surfaced driveway giving access to a Covered area providing access to the **BASEMENT DOUBLE GARAGE** 21' x 19' 10" with up and over door, concreted floor, wall-mounted shelving, fluorescent lighting and one double power point. Half glazed door to Entrance Area, 5' 11" x 4' 7" with access to a panelled-out **STOREROOM**.

The front door of the property is approached via convenient steps which are flanked by a well-stocked shrubbery, whilst to the side of the property is a paved area with a Clematis arch and well-stocked herbaceous and Rose borders. A paved path leads to the rear garden area with brick retaining walls and a paved area with a lean-to **Greenhouse**. The garden has been laid out with various terraced areas accessible with steps and borders featuring well-established herbaceous shrubs including foliar and flowering plants. At the very top of the garden is a small level patio area, ideal for taking advantage of the far-ranging views towards Kenderchurch Church and it's surroundings, whilst adjacent are two small vegetable plots.



SERVICES Mains electricity, water and drainage are connected. Telephone (subject to British Telecom transfer regulations). Oil fired central heating, some of the radiators having thermostatic valves. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE Freehold.

OUTGOINGS The property is banded in "Band E" for Council Tax purposes.

POSSESSION Vacant Possession will be available upon completion.

VIEWING Strictly by appointment through the Agents:
Nigel Ward & Co., Pontrilas, Tel: (01981) 240140.

POSTCODE HR2 0UB

PRICE Offers in the region of £265,000 are invited and viewing of the property is highly recommended.



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.