



Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

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PONTRILAS, Herefordshire, .

This property is situated close to the border with Wales in this popular village community with its thriving Village Stores and Post Office. There is easy access to the A465 trunk road midway between Hereford and Abergavenny (each about 12 miles) with a regular bus service connecting these two important centres with their good range of facilities. The sister village of Ewyas Harold just across the main road has a surprising range of amenities and facilities including a Doctors' Surgery, a Primary School, a General Store/Post Office, a Butchers' Shop, a Craft Centre, a Church, a Chapel, two Inns and a Garage.

The Semi-detached Family Home



NO . 7, HELISTON PLACE

The property is of timber framed construction clad with brick and rendered and painted blockwork elevations, standing under a felted and interlocking tiled roof, the accommodation, which has the advantage of uPVC framed double glazing and night storage heating is warm and easily managed and comprises:-



On the Ground Floor.

ENTRANCE PORCH

Half glazed front door and side panel to,
with terracotta coloured tiled floor, half-glazed door to

ENTRANCE HALL

11'8" x 5'9" max.

with solid floor, stairs leading off with storage under, Oak
finished door to



SITTING/DINING ROOM

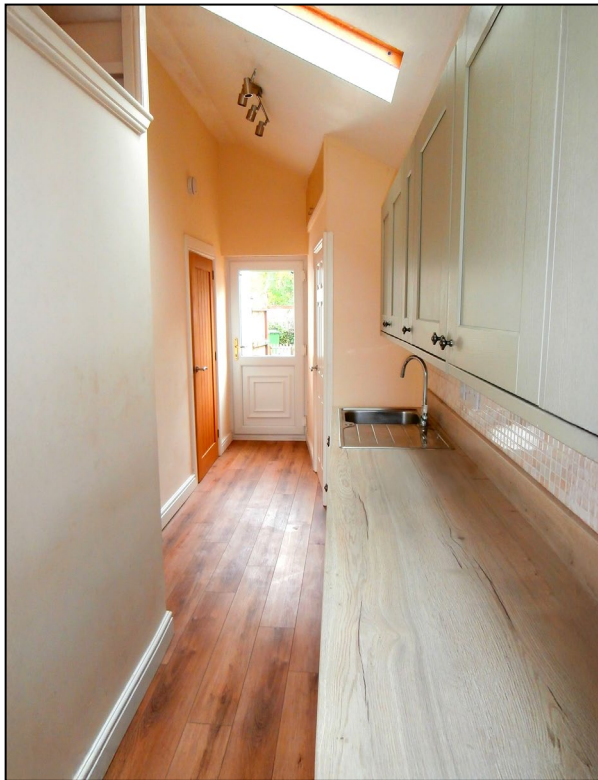
16'2" x 14'7"

a pleasant, spacious room enjoying
a rear aspect and having a fitted
grey carpet, a feature hardwood
mantel shelf, a slate hearth and
recess for a wood-burning stove.
There are five double power
points, a night storage heater and a
T.V. aerial lead. French windows
lead out to the rear garden.

KITCHEN/BREAKFAST ROOM, with a solid floor having wood-effect laminate floor
10'11" x 10'

covering, a range of sage green Shaker style kitchen units
providing drawer and cupboard space, Oak grain pattern
working surfaces, a larder cupboard, a wall-mounted plate rack
and wall cupboards. There is an inset single drainer porcelain
sink unit with a mixer tap. A cooker recess houses a
freestanding Lamona electric cooker with a ceramic hob and a
cooker hood over, there is a recess and plumbing for a
dishwasher. Power is amply provided by six double power
points and the electricity trip box/fuse boards are also in this
room. An Oak door with brushed steel fittings leads to the





UTILITY ROOM 20'6" x 6'1" max.

a useful area, the solid floor having wood-effect laminate floor covering, a range of units with an inset single drainer stainless steel sink unit with ¼ turn taps, woodgrain working



surfaces, tiled to rear, appliance recesses and plumbing for an automatic washing machine. There are six double power points and natural lighting is provided by two Velux roof windows. Part glazed doors lead out to both the front and rear of the property.

A raised and fielded panelled door gives access to a **CLOAKROOM** with a white close-coupled low-flush w.c., There is a high level storage cupboard above.

Stairs with fitted carpet to
On the First Floor:

LANDING
10'2" x 3'9"

with fitted carpet and a hatch and loft ladder to the part boarded insulated roof space with electric light.



BEDROOM (1) 12'9" x 10'1"

a double room with a pleasant outlook over the front garden and having a fitted beige carpet, a night storage heater and two double power points. Over-stairs Storage Cupboard with fitted shelving, adjacent **Airing Cupboard** with slat shelving, the factory-insulated hot water cylinder with an immersion heater with Horstman Economy 7 timer.

BEDROOM (2) 8'10" x 8'9"

a single room with a pale beige fitted carpet, rear aspect, a Dimplex wall-mounted night storage heater and two double power points.

**BEDROOM (3) 11'6" x 7'1"**

another single room with a beige fitted carpet, rear aspect, two double power points and roller blind.

BATHROOM

with laminate flooring, three-piece white suite of pedestal wash hand basin (h & c), low flush w.c., and panelled bath (h & c) with electric Mira Jump shower over, wall-mounted electric towel-rail radiator and a triple mirrored door medicine cabinet.

**OUTSIDE**

The property is approached via a gravel surfaced driveway providing convenient parking adequate for two vehicles. A side door gives access to the utility room leading through to the rear garden, which is easily maintained, a with a paved patio area and a small lawn with raised beds. A rather dilapidated timber Garden Shed is currently provided, which would benefit from some maintenance or replacement. An external cold tap is provided at both the front and the rear of the property.

SERVICES

Mains electricity, water and drainage are connected. Economy 7 night storage heating is installed. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

Energy performance certificate (EPC)

7, Heliston Place
Pontrilas
HEREFORD
HR2 0UD

Energy rating

E

Valid until:

23 February 2027

Certificate number:

8283-6022-9140-5994-0926

Property type

Semi-detached house

Total floor area

95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Full EPC Available Here: <https://tinyurl.com/3cdzdzjw> or scan the QR Code



TENURE Freehold.

OUTGOINGS The property is banded in band "C" for council tax purposes.

POSSESSION Vacant Possession upon completion.

VIEWING Strictly by appointment through the Sole Agents.

PRICE Offers in the region of £235,000 are invited.

AGENTS REMARKS In February 2020 Pontrilas experienced a flood which affected many premises in the village including this one to a limited extent. It is understood that, subsequent to that event, considerable flood alleviation works have been carried out in order to prevent a recurrence and indeed during the serious local flooding in November 2025 the property remained unaffected.



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

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