

### EWYAS HAROLD

This property is situated within easy level walking distance (200 yards) of the centre of this very popular village with its abundance of amenities and facilities including a primary school, a recreation ground, a shop & post office, a doctors' surgery, a craft centre, two inns, a church, a chapel and a memorial hall with a very busy diary of events. The village itself is conveniently placed just off the A465 midway between Abergavenny and Hereford each of these important centres being about 12 miles distant with railway stations and the latter having a dual-carriageway link with the national motorway system.

The Detached Dormer Bungalow  
standing gardens  
extending to .20 acre (or thereabouts)



### HAZELDENE

The bungalow is constructed of brick and blockwork, rendered and spar dashed standing under a felted and interlocking tiled roof. The accommodation; which is in need of some updating, has principally aluminium framed double glazing, it provides all the essentials for everyday living and possesses a pleasant atmosphere backing onto farmland, it currently comprises:

**On the Ground Floor:**

uPVC framed front door and side panel to

**ENTRANCE PORCH**

5' x 4'2"

with fitted beige carpet, part brick elevations, and with obscure glazed front door with to

**ENTRANCE HALL**

13'11" x 4'1"

"T"- shaped with solid floor having fitted carpet, one single panel radiator, one double and one single power points,

**SITTING ROOM**

14'11" av. x 13'10"

A pleasant, well-lit room enjoying two aspects overlooking the garden and adjoining farmland, solid floor having beige fitted carpet, tiled fireplace with multi-fuel stove, alcoves to either side, one single panel radiator and two double power points. Sliding patio doors to the front garden.



**DINING ROOM**

11'8" x 10'10"

with beige fitted carpet, a large window overlooking the front garden and driveway, one single panel radiator and two double power points.



**STUDY/BEDROOM (4)**

10'10" x 7'11"

with rear aspect, one single panel radiator and one double power point.

**KITCHEN/BREAKFAST ROOM** with rural views towards a pasture field, solid floor, range 11'9" x 10'2" of Oak finished kitchen units providing drawer and cupboard



space, double drainer stainless steel sink unit with ¼ turn taps, the working surfaces tiled to rear, wall cupboards and an inset ceramic hob. Fluorescent lighting, an electric cooker panel and four double power points. Understairs Larder Cupboard.

**REAR ENTRANCE PORCH** with Crittall windows and a back door to the rear garden. Ceramic tiled solid floor, plumbing for automatic washing machine, one single and one double power points and electricity fuse box.

**CLOAKROOM** with white low-flush w.c. and wall-mounted wash hand basin with mono-block tap.

**WET ROOM** 5'6" x 5'4" with tiled floor, mixer shower, wall mounted wash hand basin with mono-block tap, one single panel radiator with towel rail over, recess with linen shelving.



Stairs to On the First Floor:  
**LANDING** 8'2" av x 6' with one single panel radiator, one single power point and a hatch to the roof space.

**BEDROOM (1)** 14'4" x 12'

A double room with views towards the village, Pine planked wardrobe housing the pressurised hot water cylinder, Linen Cupboard with Honeywell controller for the hot water system, access to eaves storage space. Single panel radiator, two double and one single power points.

**BEDROOM (2)**  
14'2" x 9'

Another double room with front aspect, one single panel radiator, one double power point and two wall-mounted spotlights.

**BEDROOM (3)**  
9'8" x 9' av.

A single room of irregular shape with views over farmland, alcove with fitted shelving, return with Pine planked wardrobe, one single panel radiator and one double power point.



**OUTSIDE**

The property, is approached via a Tarmacadamed entrance driveway leading to the good-sized Single **GARAGE** with a concreted floor, an up and over door and obscure glazed uPVC framed windows. There is plumbing for an automatic washing machine and three double power points. Installed to one corner is the Danesmoor 15/9 oil-fired central heating boiler, not recently used and in need of recommissioning /replacement. Between the

garage and the dwelling is a useful **Covered Way** with a personnel door leading into the garage. To the front of the property, rendered private by the substantial lane-side hedge is a level lawn area with herbaceous borders and this continues around the side to the rear of the property. The almost level rear garden which backs onto grazing land, comprises lawns bisected by pathways and features borders and mature shrubs. There is a small timber-built **Garden Shed** in rather dilapidated condition and two aluminium framed **Greenhouses**, whilst situated near the rear of the Garage, is a handy timber-built **Potting/Tool Shed** 15'8" x 5'10" under an insulated steel roof.

***Please Note: The Cedar-built summer house, that is located adjacent to the front entrance driveway, has great sentimental value to the vendor and is to be removed. On the plus side, this could open up the possibility of creating a larger turning/parking area.***



## SERVICES

Mains electricity, water and drainage are connected, Telephone (subject to British Telecom transfer regulations). Oil fired central heating (the boiler being in need of attention).

None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

The water has been turned off for some time and the plumbing will require checking at the time of it being turned back on.

## TENURE

Freehold.

## POSSESSION

Vacant Possession upon completion.

## OUTGOINGS

The property is banded in Band "D" for council tax purposes.

## VIEWING

Strictly by appointment through the Sole Agents' offices.

## PRICE

Offers in the region of £385,000 are invited for this well-situated property that is coming to the market for the first time in very many years. There is no onward chain.

### Energy rating and score

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 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

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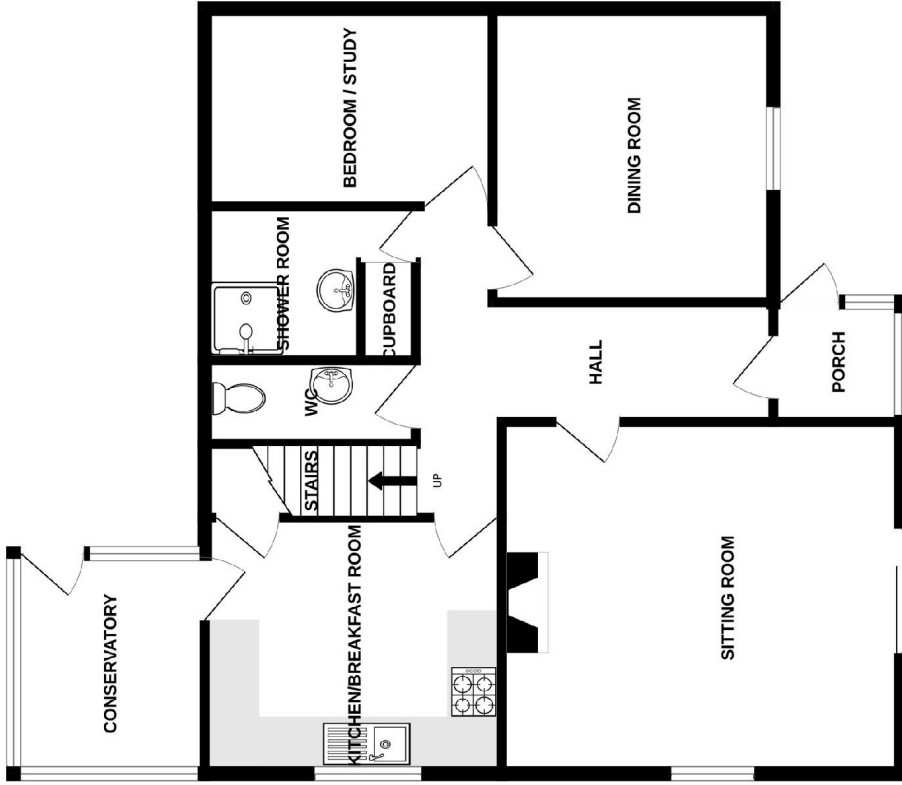
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**IMPORTANT NOTICE** Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

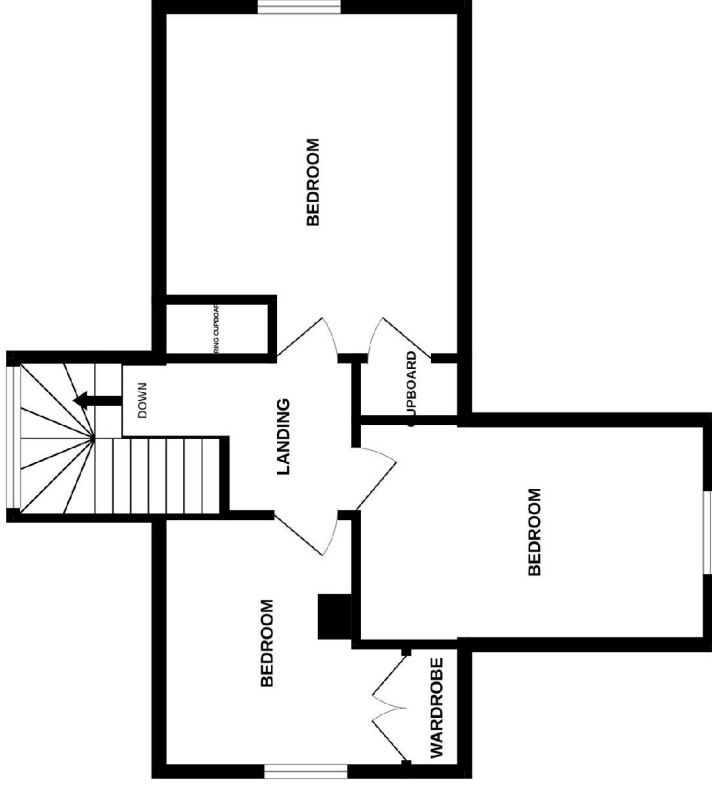
- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.

The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.  
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