



3 HELISTON PLACE

Pontrilas HR2 0UD



**3 Heliston Place
Pontrilas
Hereford
HR2 0UD**

Ideal for retirement, or as an investment, a well-equipped semi-detached bungalow, standing in a good-sized and level plot, within easy reach of an excellent range of facilities.

Guide Price £210,000

Situation and Description

The property is conveniently located just off the A465 which offers easy access to both the cathedral city of Hereford and the market towns of Abergavenny and Monmouth. The A40 is also within a 20-minute drive and offers road links to both South Wales and the Midlands.

A short walk from the property is Pontrilas Post Office and General Store, which includes a village café and bakery, and also a fitness centre and gym. Within a stone's throw lies the larger village of Ewyas Harold, which offers an extensive range of local facilities, with an excellent village shop, two public houses, a doctor's surgery, veterinary surgery, active village hall, butchers, fish and chip shop and more.

Ideal for retirement or as a first home, this attractive bungalow has been well maintained throughout and offers very comfortable living space all on a good-sized plot. The property is double-glazed throughout and has a modern kitchen and bathroom, with electric heating and plenty of off-road parking.

On arrival, a front door leads into a welcoming entrance hall with door to a useful airing cupboard and access to the roof space. The living room is a good size and has double glazed windows overlooking the front gardens, a fireplace with slate hearth and fitted wood burner, and a fitted carpet. The kitchen/breakfast room has a range of fitted cupboards and drawers, with a built-in electric hob and oven, space and plumbing for automatic washing machine and door out to the rear gardens.

There are then two comfortable double bedrooms with electric heating and double-glazed windows and a well-equipped bathroom with a modern white suite with an electric shower over the bath, and a heated towel rail.

Outside

The property occupies a cul-de-sac position and is approached by its own

private parking area with space for at least three cars. A pathway then leads to the front door with lawned areas to either side. A pathway then leads round to the rear garden which is well enclosed by wooden fencing and beech hedging.

Services and Considerations

Mains water, electricity and drainage are all connected

Tenure Freehold

Council Tax band C

EPC Rating D 62/85

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

Agents note

The property has been affected by localized flooding but following work to nearby ditches and waterways, we understand the property has not been affected since. We do however advise all prospective purchasers to carry out their own research on this matter.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.







Two comfortable double bedrooms and supporting bathroom



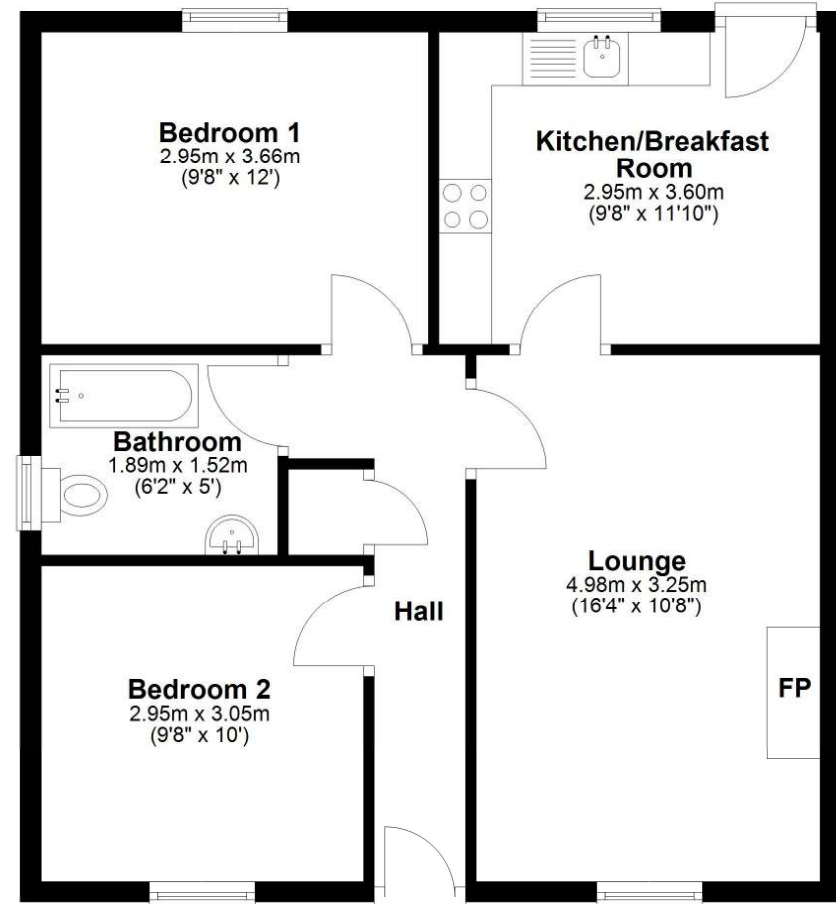
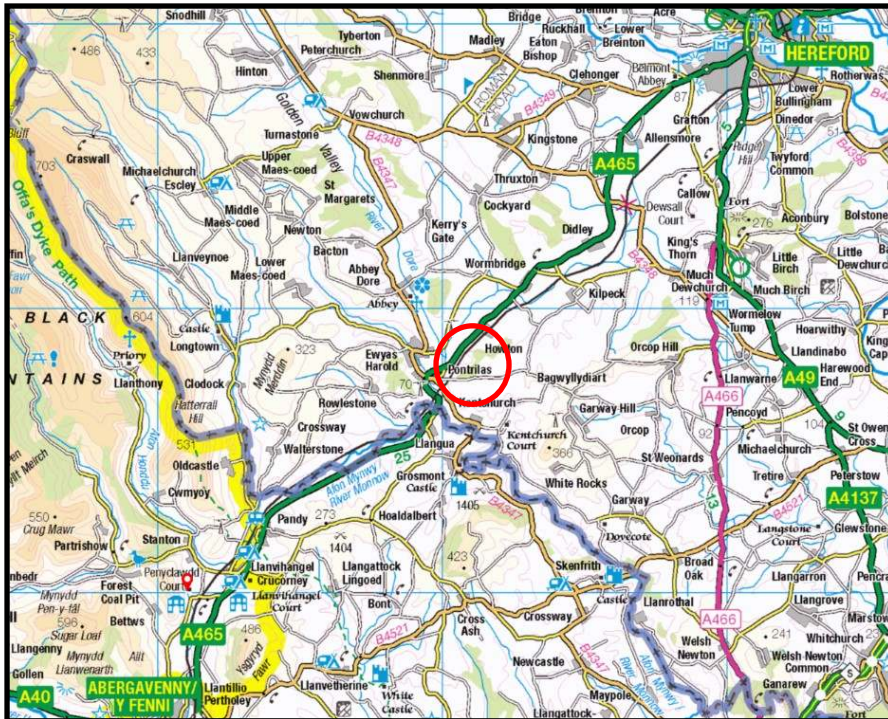


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Directions

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From Hereford, take the A465 signpost to Abergavenny and proceed for approximately 12 miles before turning left into the small village of Pontrilas. Proceed past the shop on the right and after passing Heliston Terrace turn right into Heliston Place.



Total area: approx. 57.8 sq. metres (622.3 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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