



1 HELISTON TERRACE

Pontrilas HR2 0UE



**1 Heliston Terrace
Pontrilas
Hereford
HR2 0UE**



In a popular and very accessible location, a larger than average end terrace house, ideal as a first home, or for a small family.

Guide Price £192,500

Situation and Description

The property is conveniently located and offers easy access to both the cathedral city of Hereford and the market towns of Abergavenny and Monmouth, which both have connections via the A40 to South Wales and the Midlands. A couple of minutes' walk from Heliston Terrace is Pontrilas Post Office and General Store, village café and bakery, and Golden Valley fitness centre/gym. The adjoining village of Ewyas Harold 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 as a first home, investment, or perhaps for a small family, this larger than average end of terrace house is well presented throughout and includes all fitted carpets, double glazing and electric heating.

On arrival, a canopy porch and front lead into an entrance hall, which has a tiled floor, a useful understairs storage cupboard and Kyros wall mounted electric heater. An archway then leads into a well-equipped kitchen, which has plenty of cupboard space and includes a fitted oven, hob and extractor, a built-in dishwasher and space for an automatic washing machine, single drainer sink and window to the front.

A good-sized lounge/ diner then has a fitted wood burner which is ideal for colder evenings, matching wall and ceiling lights, a Kyros wall mounted heater and folding doors leading to a very useful garden room. With double glazed windows to the side and rear, a quarry tiled floor, ceiling fan and Kyros wall mounted heater, the garden room offers direct access to outside.

From the entrance hall, a fully carpeted staircase leads up to

the first-floor landing with fitted airing cupboard and access to the roof space. There are then two excellent double bedrooms, both with fitted carpets and wall mounted Kyros heaters. The bedrooms are then supported by a central bathroom with bath with electric shower over, wash hand basin with cupboards under, WC and ladder radiator.

Outside

At the front of the house a gate leads into a well enclosed courtyard with a gated pathway then leading along the side of the house to the rear garden. Again, well enclosed by close boarded fencing, there is a good-sized decked area, a small lawn, exterior power points and lighting, a cold tap and gateway to a parking area and useful garden shed (10' x 8').

Services and Considerations

Mains water, electricity and drainage connected.

Tenure Freehold

Council Tax Band B

EPC Rating D

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

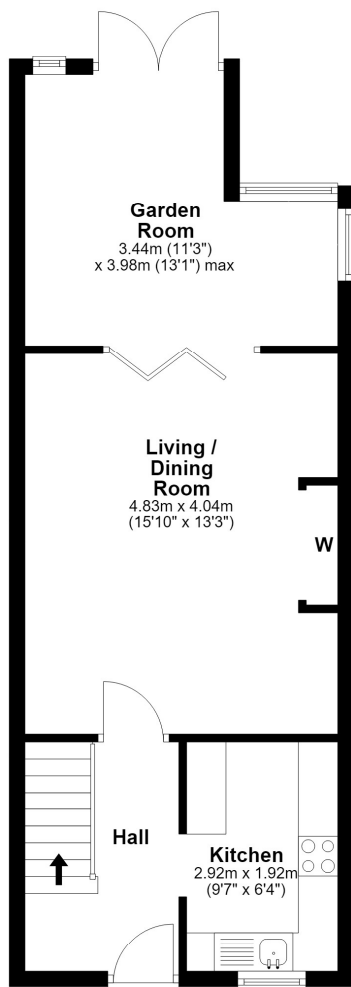
Mobile Phone Coverage <https://checker.ofcom.org.uk/>

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.

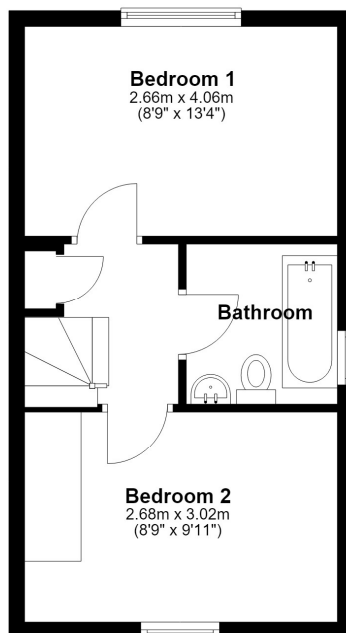
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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

Ground Floor



First Floor



Total area: approx. 71.1 sq. metres (765.5 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.



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. Heliston Terrace will then be found on the right-hand side, after a short distance.

Brookes Bliss

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Kitchen / Living/Dining Room / one of two bedrooms and supporting bathroom

