



Ty-Coed, Abbeydore, Hereford, HR2 0AJ  
Price £219,950

# Ty-Coed Abbeydore Hereford

This delightful stone fronted terraced cottage offers a perfect blend of character and modern living. Built in 1900, the property was once part of a work house and now forms part of Riverdale, near historic Abbey Dore in the Golden Valley South West of Hereford city.

The property has plenty of character features such as wooden latch doors and large wood burner but also offers a modern fitted kitchen and bathroom as well as two bedrooms upstairs. The added benefits of an enclosed rear garden with open countryside views, a garage in a block and allocated parking make this an ideal opportunity for those looking to embrace a tranquil lifestyle in a scenic location, whether you are seeking a permanent residence or a weekend getaway.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Stone built cottage
- Two double bedrooms
- Garage with mezzanine
- Living room wood burner
- Open rural views to the rear
- Enclosed landscaped garden
- Fully double glazed
- Allocated parking space
- Rural courtyard setting
- Heart of the Golden Valley

## Material Information

**Price** £219,950

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

## Dimensions

Kitchen 8'8 x 9'3 (2.64 x 2.82m)  
Living Room 11'6 x 13'9 (4.35 x 4.2m)  
Bedroom 1 14'8 x 12' max (4.66 x 3.66m max)  
Bedroom 2 8'11 x 7'5 (2.72 x 2.26m)  
Total Floor area 685sqft

## Property Description

The property is entered from the front into a large, useful hallway with tiled floor, stairs to the first floor with under stairs cupboard and further storage cupboard with a sliding wooden door. The kitchen also has a tiled floor, window to the front aspect and a matching range of wall and base units with drawers under a worktop with 1 1/2 bowl stainless steel sink unit, tiled splash backs, space and plumbing for a washing machine, dishwasher and a cooker with extraction hood over. From the hall a wooden latch door opens into the living room with a large wood burner set in a brick fireplace with stone hearth and a wooden mantle over, a window and a door to the rear garden and an infrared electric panel heater.

Carpeted stairs rise from the hallway to a landing with wooden latch doors to all rooms. Bedroom one has windows to two aspects, a large range of fitted wardrobes and an infrared electric heater, bedroom two is a smaller double room with built in hanging space, built in cupboard with shelving, window to the front aspect and electric convector heater. The bathroom features a three piece suite comprising of a bath with electric shower over and tiled walls, WC, sink unit, heated chrome towel rail and obscured window to the front.

## Gardens & Outside

The front of the property is laid to lawn with a path leading to the main entrance door. The rear garden is mainly laid to gravel with railway sleepers providing terracing at the rear also enclosing a pond, steps lead up at the rear to open fencing allowing open views of the countryside behind. The garden is enclosed to either side by hedge and fencing and there is also a handy wood store. There is an allocated parking space and a garage, located in a block converted from a stone barn, that has a metal up and over door, window to the rear and a large mezzanine providing extra storage.

## Location

Ty-Coed is part of the Riverdale development converted from an old work house that is located near the village of Abbey Dore that has a former monastery dating back to 1147. The scenic Golden Valley is South West of Hereford city and although it is made up mostly of open agricultural land there are many pubs and restaurants locally such as Michelin starred Kilpeck Inn, pubs and chip shop in Ewyas Harold, Gwatkins Cider and more amenities in the surrounding villages of Pontrillas, Kingstone and Peterchurch.

## Services

Mains water and electricity are connected, private drainage.

## Mobile Phone Coverage

Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

## Broadband

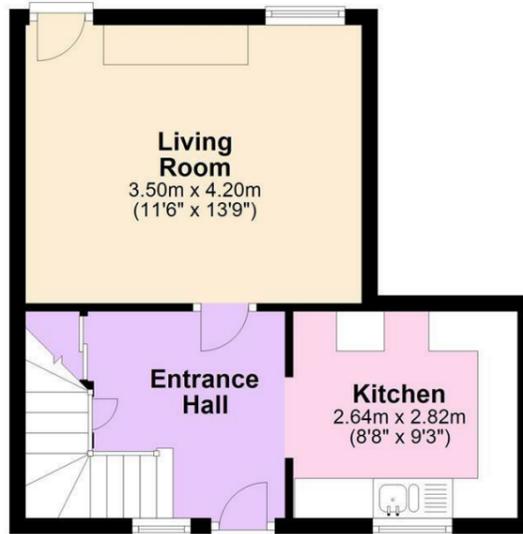
Broadband Download Upload Availability  
Standard NA NA Unlikely  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast NA NA Unlikely  
Networks in your area - Openreach

## Anti-money laundering Regulations

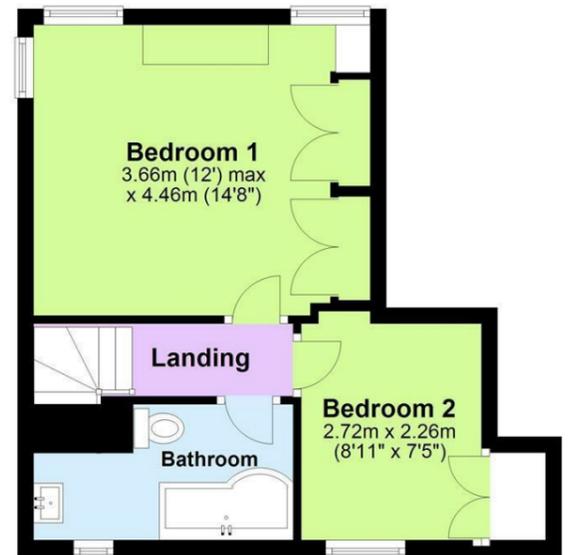
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor



## First Floor



Total area: approx. 63.6 sq. metres (684.7 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

Leave Hereford on the A465 Abergavenny road, turn right at Locks garage onto the B4348 and continue for approx 1.5 miles and turn left signposted Abbey Dore. After 2 miles turn right signposted Vowchurch and after 1 mile turn right signed Kerry's Gate and after another mile turn right signed Bacton. As the road bends to the left, turn right where the parking for Riverdale is directly in front.

