



Bron y Bryn, Ryelands Road, Leominster, HR6 8PN
Price £325,000

Bron y Bryn Ryelands Road

Leominster

We offer for sale this CHAIN FREE traditional 1930s semi-detached property just a short walk away from Leominster town centre. Bron y Bryn is a well presented and well laid out traditional semi-detached property with generous accommodation, set on a good sized plot, along with an attractive rear garden and the added bonus of a garage and driveway parking. The property is set on a mature residential road, being just a short walk from the popular market town of Leominster which offers a range of facilities to include shops, cafes, eateries, schools, supermarkets, swimming pool, leisure centre and good road and rail connection to Hereford & Worcester.

- THREE BEDROOM SEMI-DETACHED HOME
- ONE BATHROOM, ONE SHOWER ROOM
- INTEGRAL GARAGE
- MATURE REAR GARDEN
- FRONT DRIVEWAY PARKING
- POPULAR POSITION IN LEOMINSTER TOWN
- CHAIN FREE
- SCOPE FOR MODERNISATION

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: D (66)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

Introduction

A traditional semi-detached three bedroom family home having been well-maintained over the years but also offering scope for further improvements or updates if desired. The accommodation consists of the following: entrance hall, front sitting room, large dining/sitting reception room, kitchen/breakfast room, ground-floor shower room, two double bedrooms, one single bedroom and a family bathroom. The property also benefits from having a garage with access from the kitchen, secure rear garden and driveway parking.

Property Description

Bron y Bryn has a welcoming front entrance hall which is light and bright and gives access to a staircase to the first floor and the ground floor living space. To the right is a separate sitting room with front aspect bay window, gas fire with wood surround, alcove storage, picture and dado railing. A perfect space for formally welcoming guests or quiet moments away from the busier sections of the home. Further along the hallway and also on the right is a generously sized reception room giving room to both formal dining and sitting, both benefitting from having patio doors out onto the back garden at the far end of the room. There is an Art Deco open fire with attractive oak surround, picture and dado rails all adding to the historic detail embedded within this lovely family home. Entry into the kitchen, through a brick arch, is via a useful galleried area where additional kitchen items can be stored. The kitchen has a selection of wall and floor units with basket drawers, deep pan drawers under a gas ring hob top, waist height oven with grill above. There is ample room for a table and chairs and a door leading out into the back garden and adjoining patio area. A door from the kitchen leads into a shower room with large shower cubicle, basin with vanity cupboard and WC. There is also a door into the adjoining garage from the kitchen. The garage has plumbing for a washing machine and is currently set up with a tumble dryer and fridge freezer making it a useful utility space. The white goods can be included in the sale. On the first floor are three bedrooms and a family bathroom. The master bedroom has front aspect with a lovely bay window and views of the Black Mountains, in-built storage cupboards and room for a set of drawers and bedside cabinets. The 1930s door has been stripped back to its original wood complementing the room and again the historical detailing within the home. The second bedroom is a double and has generous in-built storage and views out to the back garden. Bedroom three is a single with front aspect. The family bathroom has a rolled top bath with claw feet, basin and WC with housing creating a crisp white, stream-lined modern but traditional look.

Garden

The rear garden is framed by mature trees, busy borders and layered planting. There is an area of lawn and a patio for outside dining all secured within paneled fencing. There is a garden shed for storage.

Garaging & Parking

There is a garage with the property that can be accessed from the kitchen and has power and lighting and houses the boiler.

There is driveway parking for two vehicles.

Services

Metered water
Mains gas and electric
Herefordshire Council Tax Band C
Tenure: Freehold

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	--Not available	--Not available	Unlikely

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor Mobile Checker

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE, Three.
Source: Ofcom Mobile Checker

Indoor Mobile Checker

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Likely Likely
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE, Three.
Source: Ofcom Mobile Checker

Location

The property lies only a short walk from the centre of the historic market town of Leominster thus being conveniently located for the town's amenities which include a range of supermarkets, local shops, schools, doctors surgeries and a hospital. There are also regular bus and rail links nearby.

What3words

What3words:///utter.rests.garages

Agent's Note

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From the Cobb Amos office at 2 Broad Street continue along the High Street towards the B4361. On reaching the roundabout take the 2nd exit passing Aldi on your left. At the next roundabout take the first exit onto Ryelands Road. At the top of the hill, the property can be found on your right hand side.



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