

9 Dulas Terrace

Nantyglassdwr Lane, Cusop, Hay on Wye, Herefordshire HR3 5BD



9 Dulas Terrace
Nantyglasdwr Lane
Cusop
Hay on Wye
Herefordshire
HR3 5BD

- *Convenient edge of town location*
- *Close to open Countryside*
- *2 bedrooms cottage*
- *Allocated Parking for one car*
- *Enclosed private garden*

Brecon 15 miles
Hereford 20 miles
Abergavenny 26 miles



INTRODUCTION

Forming part of a small terrace of ten cottages in a desirable edge-of-town setting, No. 9 Dulas Terrace is a charming two-bedroom cottage with a delightful streamside garden, all within easy walking distance of the facilities of Hay-on-Wye. The property also benefits from an allocated parking space and offers an excellent opportunity as an affordable investment, first home or peaceful retreat.

LOCATION

Hay-on-Wye is a highly sought-after border market town, internationally renowned for its annual Literary Festival. The town offers a comprehensive range of amenities including a medical practice, dental surgeries, pharmacy, cinema, library and primary school.

The vibrant town centre is home to an array of independent shops, second-hand bookshops, antiques dealers, cafés, restaurants and traditional pubs. Set within the stunning Wye Valley and on the edge of the Brecon Beacons National Park, the area is surrounded by beautiful countryside and offers excellent opportunities for walking, cycling and a wide range of outdoor pursuits



ACCOMMODATION

The property is entered via a welcoming living room, providing space for both seating and dining. To the rear lies the kitchen, fitted with a range of units and space for a cooker, together with a useful understairs storage cupboard.

A rear hall gives access to the outside and leads to the ground floor bathroom, fitted with a panelled bath, WC and wash hand basin.

To the first floor are two bedrooms, including a generous double and a smaller single room with a built-in cupboard housing the gas boiler.



OUTSIDE

To the front of the property is a private garden area, featuring a paved seating terrace and lawn, ideal for relaxing outdoors. A traditional garden shed provides useful storage, while the setting is enhanced by the gentle sound of the nearby Dulas Brook, creating a peaceful and attractive environment.

SERVICES

The property is connected to mains water, electricity, gas and drainage. Gas fired central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "B"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of Hours Mobile - 07984384687

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: [///gradually.motored.donates](https://www.what3words.com/gradually.motored.donates)

NOTES

The property experienced flooding in February 2020. Since then, mitigation measures have been implemented, and the property has not been affected further.

There is an annual payment of about £175 toward communal areas.

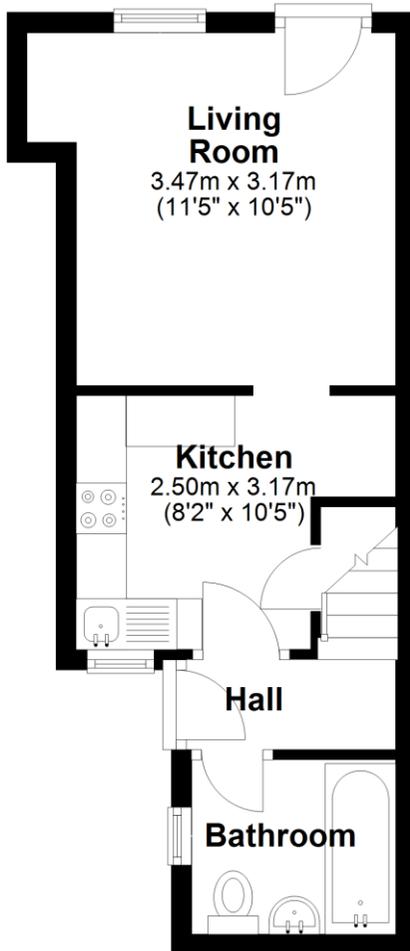
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.



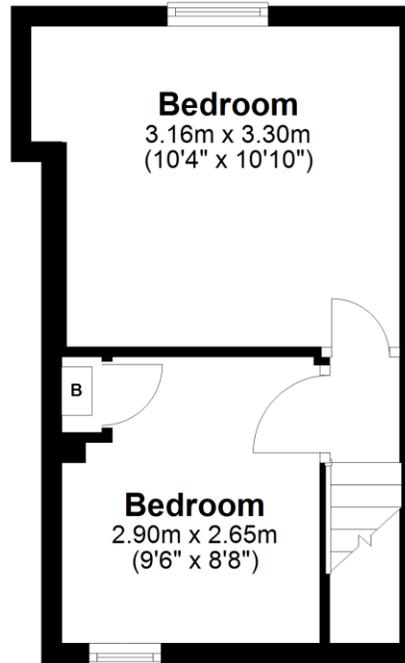
Ground Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.9 sq. feet)



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 91 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| <small>WWW.EPC4U.COM</small> | | |

