



12 Beech Drive, Llanigon, Hereford, HR3 5TQ

**12 Beech Drive
Llanigon
Hereford
HR3 5TQ**

Summary of features:-

- A beautifully presented detached house
- Finished to a high specification
- Generously appointed four bed accommodation
- Air source heating, PV panels and battery storage
- Edge of village location close to Hay-on-Wye
- Guide Price £450,000

**Hay-on-Wye 2 miles
Brecon 14 miles
Hereford 22 miles**

Description

12 Beech Drive is a generously appointed four-bed home constructed in 2021 to an exceptional specification and including air source heating. The current owners have since installed PV panels and battery storage.

Situation

The property is found in the pretty village of Llanigon, close to Hay-on-Wye and on the edge of the Brecon Beacons National Park.

Surrounded by delightful rural scenery, the area offers excellent access to beautiful walks and outdoor activities.

The market town of Hay-on-Wye, renowned for its literary festival, is conveniently located just a short drive away, offering a large range of services and facilities including independent shops, cafes, restaurants and public houses, a cinema, medical practice, two dental surgeries, church, post office and a small supermarket. There is also a successful and popular outdoor market held every Thursday. A more extensive range of services are available in Brecon and Cathedral city of Hereford, which also provides the nearest rail links.

The Accommodation

Entering the property through the front door into the main hallway a door immediately on the right-hand side leads to the spacious sitting room with a window to the front and French windows to the rear leading out to the garden.

The kitchen boasts a range of high quality fitted units with a central island and integral appliances including a dishwasher, fridge freezer, inset electric hob and an electric oven.

A door from the kitchen leads to the useful utility room with plumbing and space for a free-standing washing machine and tumble dryer, a drainer sink and further cupboard storage. There is also a door giving access to the garden and a further door leading to a separate downstairs cloak room with W.C. and wash basin

From the hallway, a staircase leads to the first-floor landing and access to all four double bedrooms and the family bathroom which features a panel bath and separate shower, wash-hand basin and W.C.

The main bedroom also has the benefit of an ensuite with a walk-in shower cubical, wash-hand basin and W.C.

This is a beautifully appointed and energy efficient house with an EPC rating of B.

Outside

To the front and side there is a lawned area with well-stocked borders and interspersed trees.

The brick paved drive leads to the garage (6.22m x 3.35m) with power sockets, lighting and eaves storage.

The garden has a southerly aspect and has been beautifully landscaped with a level lawn, patio areas, slate pathways as well as raised gravel areas and external power points. There is also a greenhouse, garden shed and a bike store.

Please note all the garden ornaments and pots are excluded from the sale.

Services

We are advised that the property is connected to mains water, mains electricity, main drainage and air source heat pump central heating. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council "F".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye proceed in a south-westerly direction on the B4350. Just after the 30mph speed limit sign take the left turn signposted to Llanigon. Proceed along the road all the way into the village passing the right-hand turn for Llanthomas lane and through the village where the entrance to Beech Drive will be found on the right-hand side. Turn into Beech Drive and the property will be found on the left.

What3Words ///lamppost.dove.sparks

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

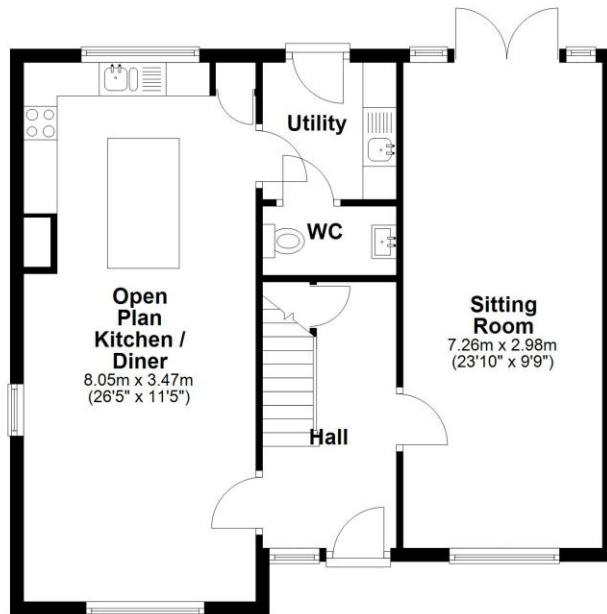
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

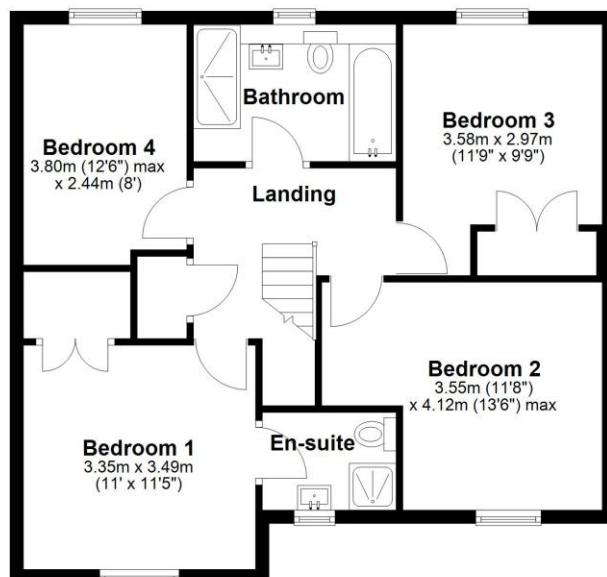
Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

Floor plan produced for identification only. Not to Scale.
Plan produced using PlantUp.

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

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Hay on Wye, Herefordshire HR3 5BU
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Email: hay@sunderlands.co.uk

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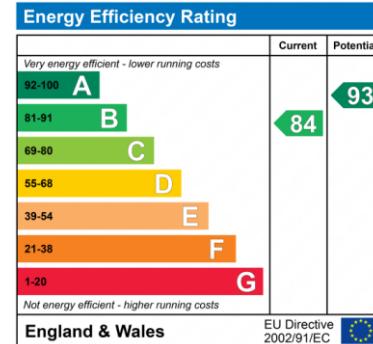
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 **RICS**

 The Property
Ombudsman

 **NAEA**



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.