

Swansway

Glasbury on Wye, Herefordshire. HR3 5NR



**Swansway
Glasbury on Wye
Herefordshire
HR3 5NR**

- *2000 sq ft of accommodation.*
- *Comfortable family home in convenient location*
- *5 bedrooms and 2 bathrooms*
- *Just five miles from Hay on Wye*
- *Popular Village in Wye Valley*

**Hay on Wye 5 miles
Abergavenny 24 miles
Hereford 23 miles**



INTRODUCTION

Swansway is an impressive and beautifully maintained family home offering over 2,000 sq ft of spacious accommodation arranged across three floors, ideally positioned within this sought-after Wye Valley village. Designed with modern family life in mind, the property combines generous living space with a flexible layout suited to both everyday living and entertaining.

The ground floor provides a welcoming and light-filled sitting room, a superb kitchen and dining area forming the social hub of the home, together with a cosy snug and practical utility room. The first floor hosts four well-proportioned bedrooms, a stylish family bathroom and a useful dressing room, while the top floor is dedicated entirely to a luxurious principal bedroom suite with its own en-suite facilities.

Outside, level gardens provide an excellent setting for relaxing and entertaining, while the picturesque riverside surroundings add to the property's overall appeal, making this an outstanding home for growing families.

LOCATION

Glasbury-on-Wye is a highly regarded village set along the banks of the River Wye, conveniently located on the A438 between Brecon and Hereford. The village benefits from a strong sense of community and offers a range of useful amenities including a garage with shop and post office, village hall, church, and a popular hotel and restaurant.

Just four miles away lies the renowned market town of Hay-on-Wye, famous for its independent shops, celebrated bookshops and internationally recognised literary festival. The surrounding countryside is simply breathtaking, with the Brecon Beacons National Park and the Black Mountains close at hand, providing endless opportunities for walking, cycling, water sports and other outdoor pursuits.



ACCOMMODATION

The property is entered through an enclosed porch, offering a practical space for coats and footwear before stepping into the welcoming main hallway. From here, a staircase rises to the first floor, with useful storage neatly positioned beneath.

To one side lies the attractive dual-aspect sitting room, a bright and comfortable space ideal for relaxing. Double doors open onto the patio, while a feature fireplace with inset wood-burning stove creates a cosy focal point for cooler evenings.

At the heart of the home is the impressive L-shaped kitchen and dining area, thoughtfully designed for modern living. The kitchen is fitted with a stylish range of contemporary units and integrated appliances, while windows and doors overlook the garden, drawing in natural light. The adjoining dining space provides ample room for family meals and entertaining guests. An opening leads through to the utility room, offering additional storage, fitted units and space for household appliances, helping to keep the main living areas clutter-free.

A snug provides valuable additional reception space, perfectly suited as a playroom, home office or quiet retreat.

The first-floor landing leads to four generous bedrooms, each offering comfortable accommodation for family members or guests. One of the bedrooms is particularly spacious and benefits from excellent natural light.

Also on this floor is a well-appointed family bathroom featuring a bath with shower over, WC and wash hand basin, complemented by contemporary finishes. A separate dressing room fitted with built-in wardrobes provides useful additional storage and flexibility.



The second floor is dedicated to an impressive principal bedroom suite, set within the characterful roof space. This peaceful retreat enjoys excellent natural light from multiple skylights and offers attractive views towards the River Wye.

The suite is complemented by an en-suite bathroom fitted with a bath, WC and wash hand basin, creating a comfortable and private space ideal as a main bedroom or guest suite.







OUTSIDE

The property is approached via a shared access leading to a private gated driveway, providing generous parking along with access to a garage and adjoining workshop.

To the rear, the gardens are level and mainly laid to lawn, creating a wonderful space for families, gardening enthusiasts or outdoor entertaining. A paved patio provides an ideal spot for alfresco dining, while the proximity to the River Wye offers direct access to scenic riverside walks and the opportunity to fully embrace the lifestyle this beautiful location provides.

SERVICES

The property is connected to mains water, electricity and drainage. Oil fired central heating with underfloor 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 "G"

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.

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: ///golden.closes.birthing

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.

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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.

REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

Swansway, Hereford, HR3

Approximate Area = 2079 sq ft / 193.1 sq m

Limited Use Area(s) = 174 sq ft / 16.2 sq m

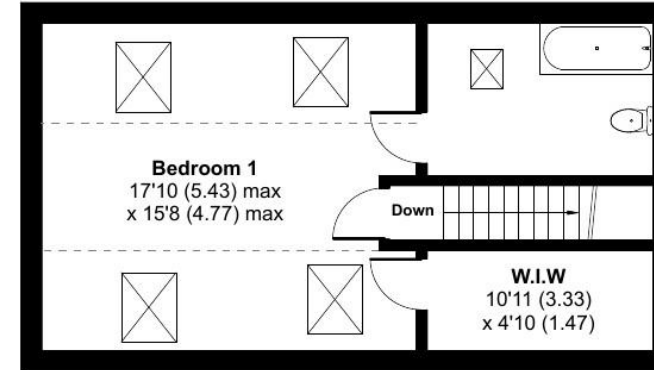
Total = 2253 sq ft / 209.3 sq m

For identification only - Not to scale

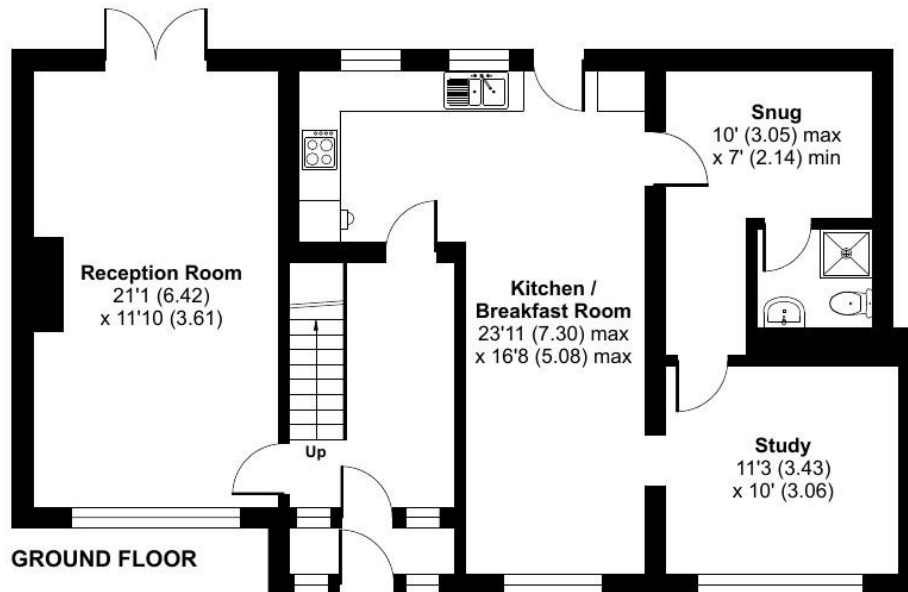
Darren Thomas
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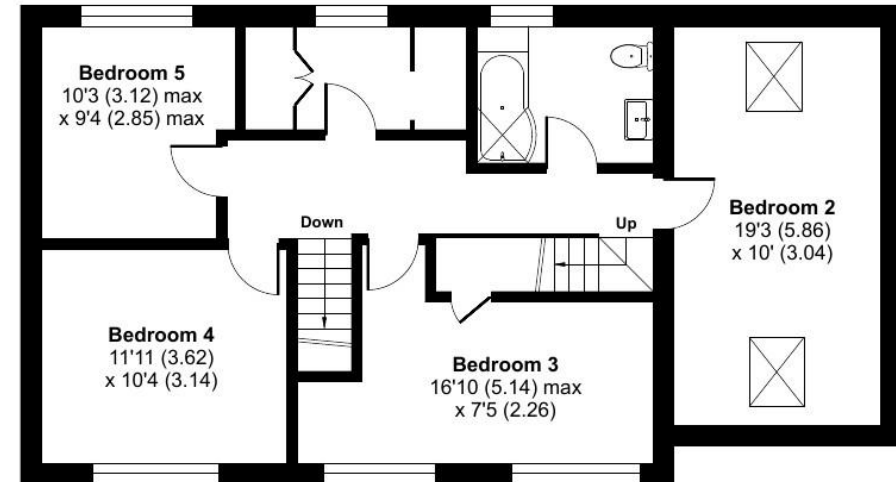
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR