

2 St Meilogs Close

Llowes, Hereford, HR3 5JB



INTRODUCTION

Found in a highly sought-after Wye Valley village just five minutes from the vibrant market town of Hay-on-Wye, this delightful mid-terrace home offers an excellent opportunity for first-time buyers, downsizers or those seeking a charming countryside retreat.

The property enjoys a peaceful setting with a lovely rear garden backing directly onto the village stream, creating a tranquil and attractive outdoor space. A useful garage provides valuable storage or parking potential.

Internally, the accommodation is well arranged and light-filled, comprising a generous entrance hall, fitted kitchen and a spacious living room with patio doors opening onto the garden, seamlessly connecting indoor and outdoor living. To the first floor are two well-proportioned bedrooms and a family bathroom, completing this appealing and conveniently located home.



LOCATION

Situated in the picturesque village of Llowes in the heart of the stunning Wye Valley, this property enjoys both tranquillity and connectivity. Llowes is a small historic settlement with deep roots dating back to early medieval times, centred around the parish church of St Meilog and surrounded by rolling countryside and riverside woodlands.

Just a short drive from the vibrant market town of Hay-on-Wye, renowned worldwide for its second-hand bookshops, independent cafés and annual literary festival, the village offers easy access to excellent local amenities, events and cultural attractions. The nearby village of Clyro, approximately two miles away, provides everyday conveniences including a village shop, post office, primary school and traditional public house.

For outdoor enthusiasts, the area is a gateway to scenic walking and cycling routes, including sections of the celebrated Wye Valley Walk, and the idyllic landscapes along the River Wye.

With superb access onto the A438 Hereford to Brecon road, the location perfectly balances peaceful rural living with convenience, making it a highly desirable setting for lifestyle buyers and those seeking countryside charm.



ACCOMMODATION

A useful storm porch opens into a spacious entrance hall that runs the depth of the property, with a door leading directly out to the rear garden.

To the left, the kitchen, fitted with a range of wall and base units, incorporating an integrated oven and hob, space for a washing machine and two practical built-in storage cupboards.

The living room is bright and welcoming, enjoying plenty of natural light and afternoon sunshine through patio doors that open onto the garden. A recessed wood-burning stove creates an attractive focal point and provides a cosy atmosphere during the colder months.

To the first floor are two bedrooms, including a generous double overlooking the rear garden. The family bathroom is fitted with a panelled bath with electric shower over, WC and pedestal wash hand basin.



OUTSIDE

To the front of the property is a lawned garden, providing an attractive approach and pleasant outlook.

The rear garden has been designed for ease of maintenance and enjoyment, featuring a paved seating terrace ideal for outdoor dining or relaxing, together with a small lawned area.

A short distance from the property is a useful garage, accessed via an up-and-over door, offering valuable parking or additional storage space.

SERVICES

The property is connected to mains water, mains electricity mains drainage and oil-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.

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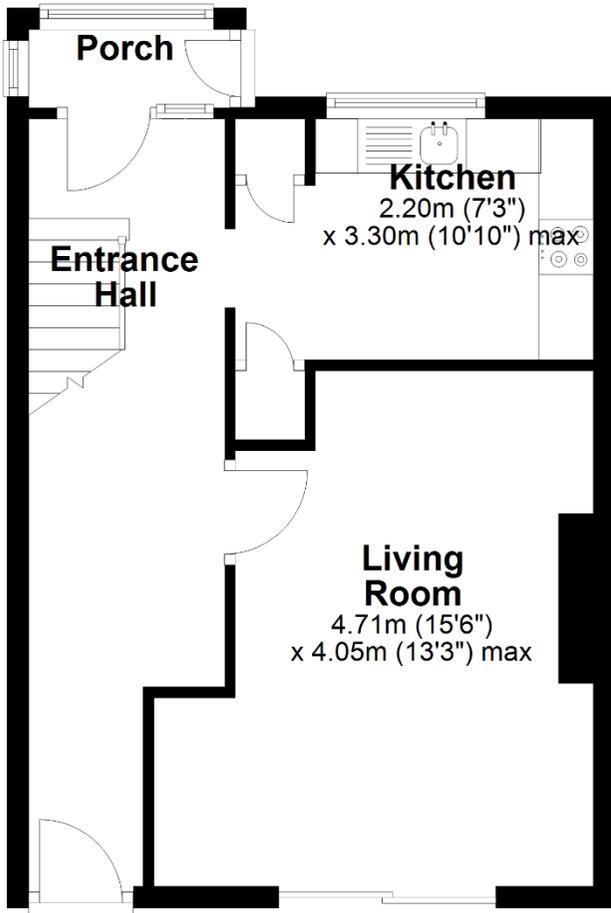
MOBILE & INTERNET CONNECTION

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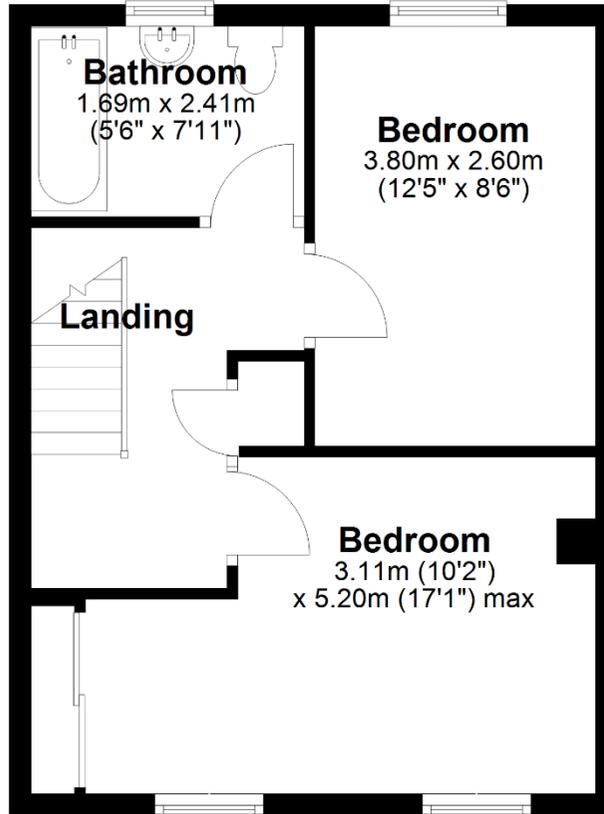
www.checker.ofcom.org.uk.



Ground Floor



First Floor



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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: [///threaded.songs.tank](https://www.what3words.com/#!/threaded.songs.tank)

NOTES

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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