

# Contour Cottage

15 Union Mews, Hay-on-Wye, Hereford, HR3 5EB







**Contour Cottage**  
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**Hay-on-Wye**  
**Hereford**  
**HR3 5EB**

Summary of features:-

- A mid-terrace house
- Three-bedrooms, family bathroom, generous kitchen and a large sitting room
- Found in a quiet corner of Hay-on-Wye
- Off-road parking and large garden

**GUIDE PRICE £365,000**

**Brecon 16 miles**  
**Hereford 22 miles**  
**Abergavenny 30 miles**

**Description**

This is a delightful house found in a quiet corner of Hay-on-Wye, close to the centre of town. The property offers generously proportioned three bed accommodation, parking and a large garden.

**Situation**

Hay-on-Wye is a delightful border market town, famous for its annual Literary Festival held annually in May. Hay-on-Wye offers an excellent range of services and facilities including dentists, doctors' surgery, cinema, banks, chemist, library, a wealth of second-hand bookshops and antique shops and an excellent and diverse market which operates every Thursday. There is a wide range of public houses, restaurants and cafes, all located close to the town centre.

Hay-on-Wye offers a primary school and there is a second primary school in the village of Clifford located only a few miles away. Hay-on-Wye is nestled in the most beautiful countryside, being in the Brecon Beacons National Park which offers a wide range of leisure and recreational activities.

**The Accommodation**

Step through the front door into a welcoming entrance hall, complete with a useful storage cupboard with ladder radiators and dedicated hanging space to the left, along with a conveniently located separate W.C.

The kitchen offers ample room for a dining table and is fitted with a range of units, featuring a sink positioned beneath a window with views over the garden, as well as space and plumbing for a washing machine and freestanding cooker.

The sitting room benefits from dual-aspect windows, allowing for plenty of natural light, and is centred around a charming wood-burning stove, creating a warm and inviting living space.

From the rear hallway, stairs rise to the first-floor landing, providing access to two generously sized double bedrooms and a single bedroom complete with built-in storage.

The family bathroom is fitted with a white suite comprising a close-coupled W.C., wash basin and panelled bath with shower over.

**Outside**

The rear door opens onto the garden, where a step leads up to a level lawn featuring a sunken picnic area and a useful lean-to storage space.

To the front of the property, there is a dedicated, single parking space.

**Services**

We are advised that the property is connected to mains water, mains electricity, mains drainage and oil-fired central heating. Please note the services or service installations have not been tested.

**Council Tax Band**

Powys County Council "D".

**Tenure**

Freehold with vacant possession upon completion.

**Directions**

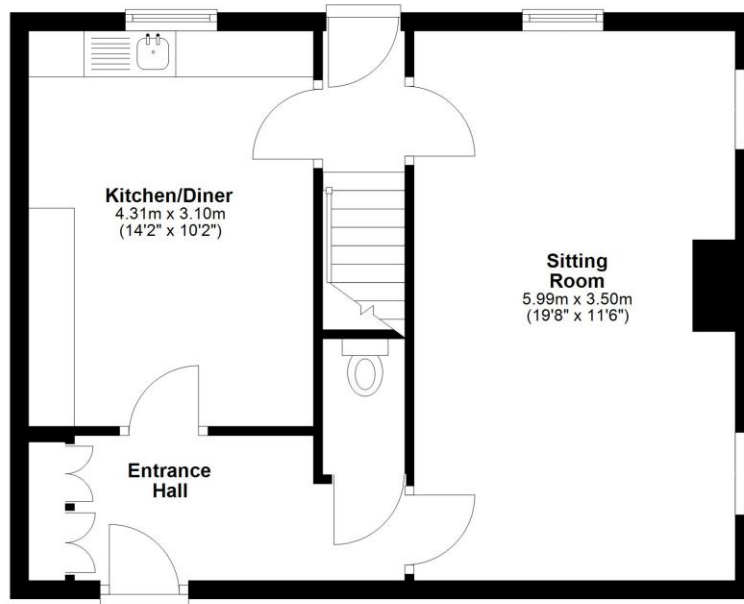
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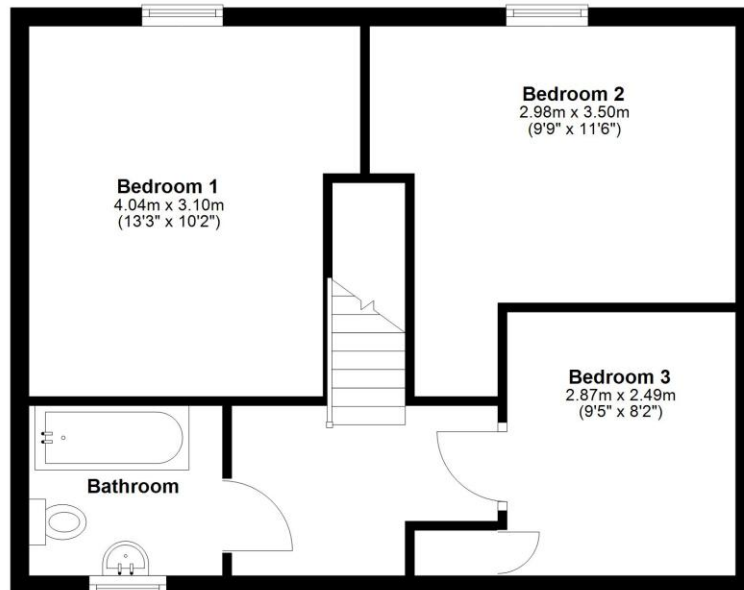




## Ground Floor



## First Floor



Total area: approx. 92.9 sq. metres (999.5 sq. feet)

## Viewing by appointment through Sunderlands

**Hay-on-Wye Branch**  
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

**Out of hours contact: Harry Aldrich-Blake**  
07717 410757

## Mobile and Internet Coverage

Please refer to Ofcom by using the following link:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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 of their Code of Practice. A copy of the Code of Practice is available on request.