

FOR  
SALE



3 Malferna View, Garway, Hereford HR2 8FF

£335,000 - Freehold

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## PROPERTY SUMMARY

Occupying a peaceful elevated position in this highly sought after rural location, an impressive 3 bedroom semi-detached house offering ideal small family/retirement accommodation. The property which is in excellent decorative order throughout has the added benefit of LPG central heating, double glazing, luxury kitchen and bathrooms, off road parking, private rear garden and we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful rural location*
- *Impressive 3 bedroom semi-detached house*
- *Luxury fitted kitchen & bathrooms*
- *Private west facing garden*
- *Off road parking*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Spacious Entrance Porch

With tiled floor and underfloor heating, Velux style roof light, bench seating with timbered storage below, power points, central lighting and glazed panelled door to the

### Reception Hall

With feature tiled floor, carpeted stair to the first floor, double glazed side window, useful under stair store cupboard also housing the central heating boiler, central heating thermostat, radiator with decorative cover door to the downstairs cloakroom and door to the

### Lounge

With fitted carpet, radiator, double glazed window to the front aspect, feature wall.

### Kitchen/Dining Room

With an extensive range of wall and base cupboards, ample work surfaces, 1 1/2 bowl sink unit with mixer tap over, feature tiled floor, radiator, space for a dining table, double glazed window and double glazed double French door to the rear patio and garden, recessed spotlighting, a range of integrated appliances including dishwasher/fridge/freezer, double oven, microwave and 4 ring hob with splash back and cooker hood over, wine cooler.

### Downstairs Cloakroom

With low flush WC, wash hand basin with storage below, recessed spotlighting, radiator, feature tiled floor and a double glazed window.

### First Floor Landing

With fitted carpet, double glazed side window, central heating thermostat and a large store/airing cupboard with shelving and radiator.

### Bedroom 1

With fitted carpet, radiator, air conditioning unit, double glazed window to the rear enjoying a pleasant outlook, built in double wardrobe and door to the

### Ensuite Shower Room

With suite comprising shower with twin shower head over and glazed sliding door, vanity wash hand basin with storage below and touch light mirror over, low flush WC, tiled wall surround for easy maintenance, recessed spotlighting, extractor fan, laminate flooring.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect enjoying a fine outlook and a large access hatch to the loft space with pull down ladder.

### Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect with fine views, decorative wall and built in store cupboard/wardrobe with shelving.

### Bathroom

With suite comprising panelled bath, vanity wash hand basin with storage below and touch light mirror over, low flush WC, separate tiled shower cubicle with twin shower head over and glazed folding door, tiled wall surround for easy maintenance, double glazed window with roller blind, extractor fan, ladder style towel rail/radiator and laminate flooring.

### Outside

To the front of the property there is a low maintenance brick paved area with a double length driveway to the side providing off road parking and with a gate providing access to the rear garden.

To the immediate rear of the property there is generously sized brick paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and is well enclosed by fencing for privacy. There is a useful outside tap and timber garden shed.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating

### Outgoings

Council tax band C - £2,201.83 payable for 2025/2026

Water and drainage rates are payable.

### Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and, at the top of The Callow, turn right towards Monmouth. Continue through Wormelow and St Weonards, and at the crossroads turn right signposted Abergavenny. Continue into Broad Oak and just past the filling station at the staggered crossroads, turn right signposted Garway. Continue into Garway and turn right (about 200 yards before the telephone kiosk and village green) and then turn left into Malferna View.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

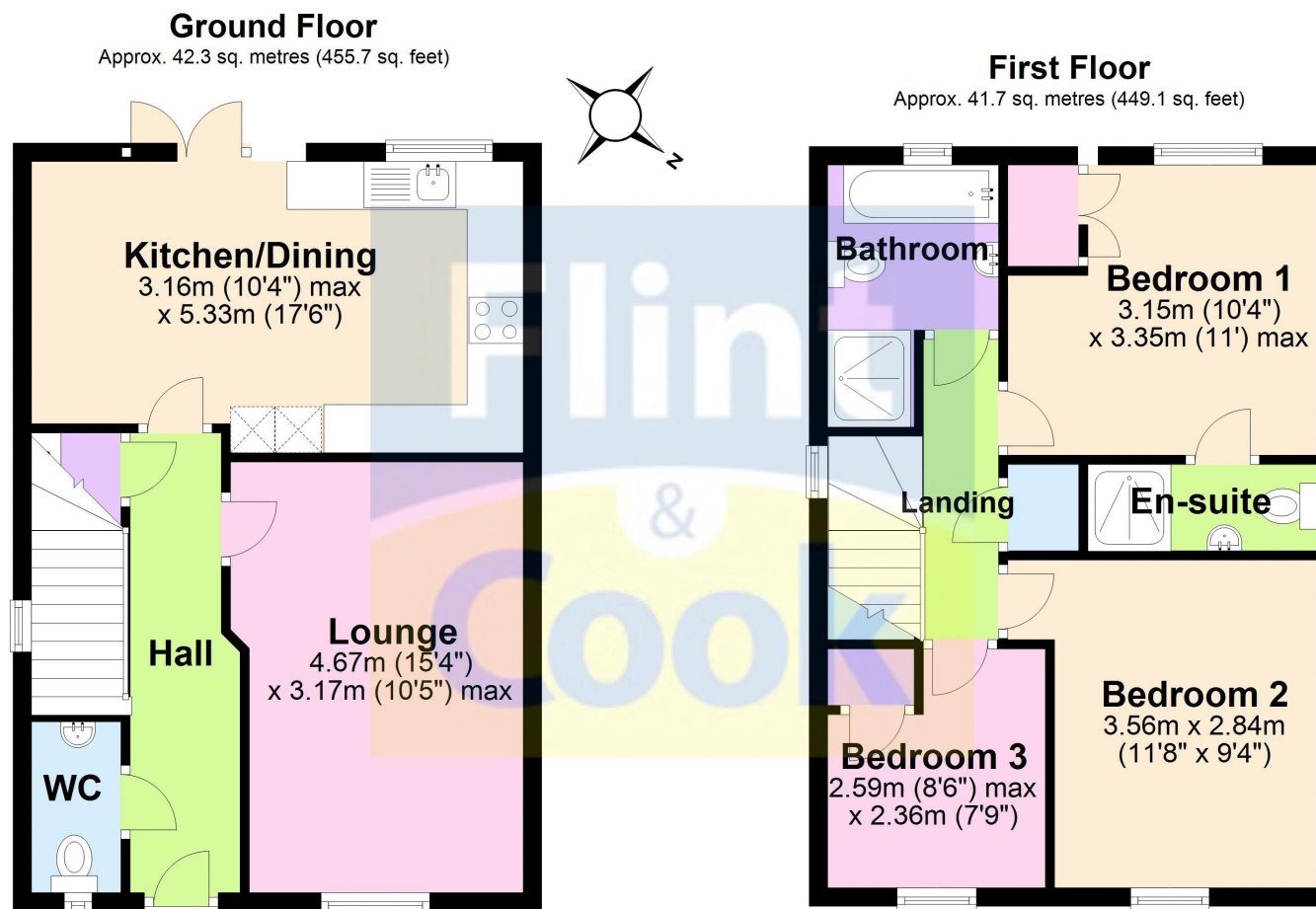
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 84.1 sq. metres (904.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		100
(81-91) <b>B</b>	83	
(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, Scotland & Wales		
EU Directive 2002/91/EC		