



DIRECTIONS

From Hereford City proceed south onto A465 towards Abergavenny for approximately 11 miles, after crossing the river Monnow by a bridge with traffic lights, and after a short distance, the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use "What3words"///posts.info.storming



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity and water. Private drainage.

Outgoings

Council tax band TBC

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.


N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	42	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

The Old Bakery, 3 Llangua Terrace
Llangua Abergavenny NP7 8HB

Price Guide £275,000



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OVERVIEW

Pleasantly located this substantially extended stone 3 bedroom end of terraced cottage, enjoys a semi rural position backing onto fields, and having ample car parking for at least 4 or more cars plus a garden area around the property with a further separate garden area which is currently woodland, but could be more formally transformed into a traditional garden. The property is offered for sale in immaculate order throughout, with the benefit of electric heating, and has many original features including inglenook fireplace, oak timbers, oak flooring, and feature fireplaces.

An array of amenities are available at the village of Ewyas Harold which is approximately 1.25 miles away including butchers, dentist, vets, primary school, chip shop, village hall and public house.

In more detail the property comprises:
Front door leads to:

Reception Hall

With quarry tiled floor, electric radiator, and exposed ceiling timbers.
Door to:

Kitchen

4.63m x 3.0m (15' 2" x 9' 10")
Kitchen is fitted with a modern hi-gloss white

units, with hardwood working surfaces, comprising Belfast double sink, mixer tap, hardwood working surface either side, built-in double oven, 4 ring ceramic hob, drawers, storage beneath, stainless steel canopy over, further base units with drawers and cupboards, full range of eye level wall cupboards, integrated dishwasher, original quarry tiled floor, American style fridge/freezer, inset ceiling downlighters, skylight, electric radiator, steps upto walk-in pantry, with further working space and plumbing for washing machine, shelving and windows.
Door to:

Sitting room

3.34m x 5.90m (10' 11" x 19' 4")
Having feature inglenook fireplace to one end, exposed oak beam over, raised stone hearth, wealth of exposed ceiling timbers, 2 electric radiators, dual windows with outlook to the front, and strip pine door leading back through to the reception hall.
Door to:

Second Reception/Snug Room

3.95m x 3.31m (13' 0" x 10' 10")
With personal door to the outside, electric radiator, power points, cupboard housing the electric consumer unit and meters, plus additional shelving.

Ground Floor Bedroom 3

3.16m x 3.52m (10' 4" x 11' 7")
With electric radiator, power points, higher than average ceiling, access to roof space, dual windows with outlook to the rear and the side.

Stairs from the reception hall lead to:

FIRST FLOOR

Landing Area

Strip pine door leads to:

Bedroom 1

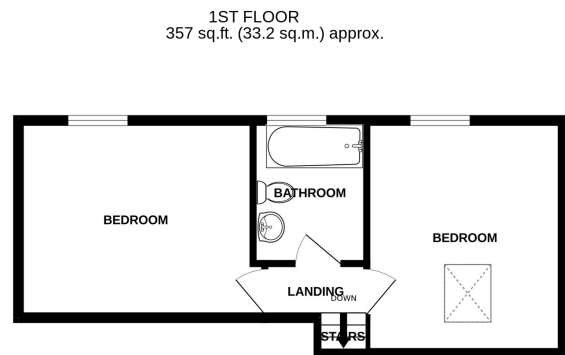
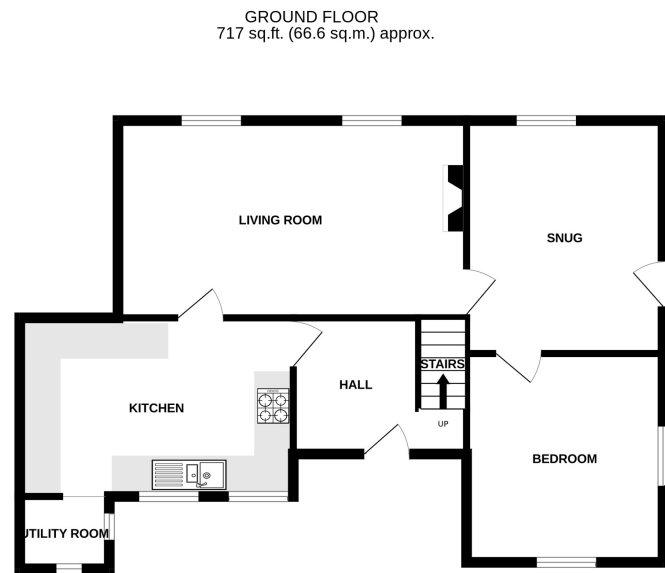
3.39m x 4.45m (11' 1" x 14' 7")
With oak flooring, window with outlook to the front, electric radiator, and power points.

Bedroom 2

3.25m x 3.96m (10' 8" x 13' 0")
With oak flooring, window to front, skylight, power points, electric radiator, and airing cupboard to one corner with oak door and lagged hot tank fitted immersion heater.

Family Bathroom

Nicely fitted with a white suite, comprising; panelled bath with Triton electric shower over, screen and tiled surround, low flush WC, pedestal wash hand basin, chrome ladder style radiator/towel rail, access to roof space, and original period fireplace to one corner.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.
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OUTSIDE

The property is approached from the Abergavenny road, via a large entranceway providing ample car parking for 4 or more cars, and from here there is timber fencing and a personal gate where there is a gravelled pathway with garden either side which in turn leads towards the property. The property has 2 entrance ways either from the side or to the rear. At the rear of the property there is a further gravelled section providing ideal patio/sun terrace patch, further garden sectors and stock proof fencing bordering the adjoining land with countryside beyond. Proceeding through the gardens and the car parking area there is an additional parcel of ground, affectionately known as 'Dingly Dell' which is an area of woodland, providing an ideal retreat, or any area for children to enjoy, plus this could be developed into more formal gardens, depending on an incoming purchasers requirements.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Kitchen 4.63m x 3.0m (15' 2" x 9' 10")
- ✔ Sitting room 3.34m x 5.90m (10' 11" x 19' 4")
- ✔ Second Reception Room 3.95m x 3.31m (13' 0" x 10' 10")
- ✔ Ground Floor Bedroom 3. 3.16m x 3.52m (10' 4" x 11' 7")
- ✔ Bedroom 1. 3.39m x 4.45m (11' 1" x 14' 7")
- ✔ Bedroom 2. 3.25m x 3.96m (10' 8" x 13' 0")

And there's more...

- ✔ Commutable to M4
- ✔ Woodland and garden