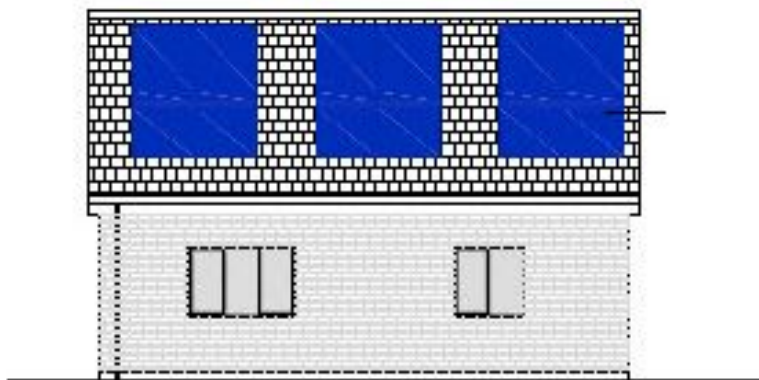
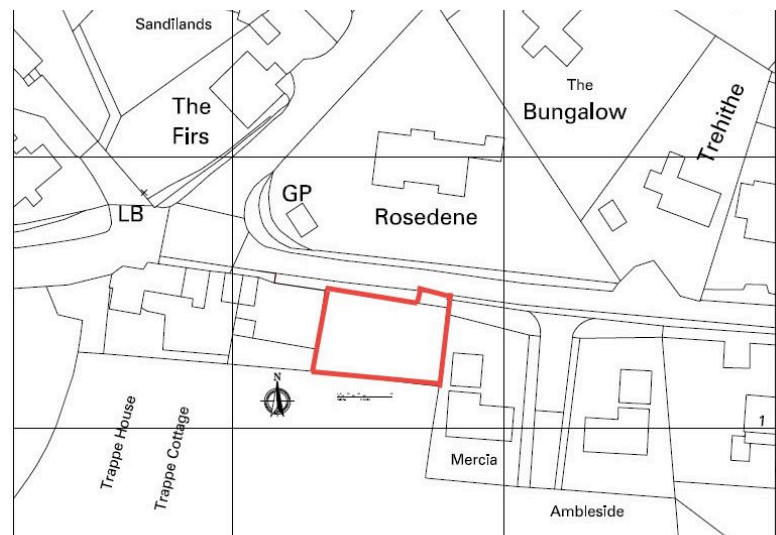


East



South



## Proposed Dwelling

Green Elm Road  
Ewyas Harold  
Herefordshire  
HR2 0HZ

**£495,000**

- Detached 'Dormer Style' bungalow
- Popular village location
- 3 Bedrooms, 2 En-suite, 1 bathroom
- Air-source heating & solar panels
- Scope for purchaser input

# Proposed Dwelling, Green Elm Road, Ewyas Harold, Hereford HR2 0HZ

This proposed detached property is located towards the outskirts of the highly favoured village of Ewyas Harold, close to the historic Golden Valley and is well placed for access to the cathedral city of Hereford (12 miles) and the market town of Abergavenny (13 miles), Hay-on-Wye (18 miles) and Monmouth (17 miles). Ewyas Harold is a very active village within which there are a range of amenities including a shop/post office, 2 public houses, doctor's surgery, chip shop, sports playing field, church, vets and a primary school.

The property will be constructed to a cottage-style design with versatile accommodation designed for easy maintenance and low running costs having high levels of insulation, air source heating and solar panels and will comprise:-

Entrance Hall, Lounge, Kitchen/Dining Room, Bathroom, Ground Floor Bedroom, 2 first floor bedrooms both with en-suites, a manageable garden with bicycle store.

The whole is marketed for sale as follows:-

## GROUND FLOOR

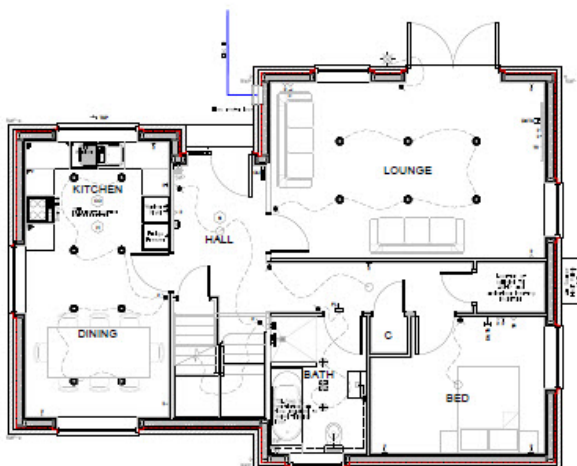
### Lounge

With window and patio doors to front and another window to side

### Kitchen/Dining Room

### Bedroom 3

With window to side



GROUND FLOOR PLAN 1:50

## Bathroom

With airing cupboard

## FIRST FLOOR

### Landing

Velux window and walk-in store cupboard.

### Bedroom 1

Window to the front, access hatch to roof space, **En-suite Shower Room** with window and store cupboard.

### Bedroom 2

Window and storage cupboard, **En-suite Shower Room** with Velux window.

## Agents Note

There will be scope for the purchasers to have a degree of choice of kitchen and bathroom fittings, flooring etc (see agents for further details).

## Outside

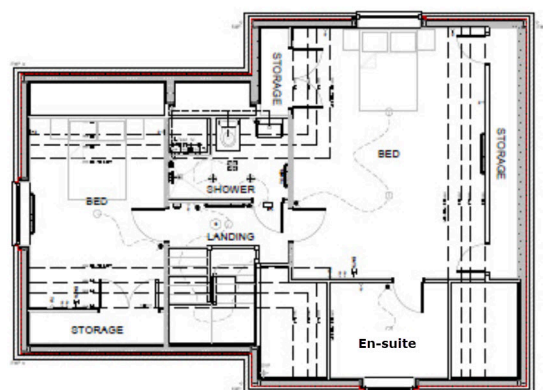
Manageable enclosed garden.

## Services

Mains electricity, water, drainage, Air source heating and solar panels.

## Directions

Proceed towards Abergavenny on the A465, into Pontrilas then turn right towards Hay on Wye (B4348) continue into Ewyas Harold following the road to the right, Do not turn left before the village centre, continue up the hill passing Dark Lane on the left and then turn right into Elm Green Road and the property is on the right after approximately 100 yards.



FIRST FLOOR PLAN 1:50

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