

FOR
SALE



Ger Y Mynydd, Longtown, Hereford HR2 0LD

£395,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular village location, an impressive 4 bedroom detached house offering ideal retirement or family accommodation. The property which is in excellent decorative order, has the added benefit of energy efficient air source heating, luxury kitchen and bathrooms, easy to maintain gardens, fine countryside views, a garage and large driveway.

Longtown lies on the edge of the Black Mountains, part of the Brecon Beacons National Park, the area is surrounded by beautiful countryside and is within easy driving distance of both Hereford (18 miles) and Abergavenny (10 miles), there are a range of amenities including a well stocked 'award-winning' village shop and post office, public house, village hall, WI, History Society, pop up library and primary school.

POINTS OF INTEREST

- *Peaceful village location*
- *Impressive 4 bedroom detached house*
- *Luxury fitted kitchen & bathrooms*
- *Easy to maintain garden*
- *Ideal for retirement*
- *No onward chain*
- *Under floor heating to ground floor*



ROOM DESCRIPTIONS

Bespoke Entrance Porch

With recessed spotlighting and partially double glazed entrance door to the

Reception Hall

With a tiled floor, central heating thermostat, underfloor heating is installed throughout the whole of the ground floor, coved ceiling, carpeted stairs leading to the first floor and door to the

Cloakroom

With low flush WC, vanity wash hand basin with storage under, double glazed window with blind, coved ceiling, extractor fan and a tiled floor.

Impressive Lounge

With engineered wooden floor underneath the carpet, double glazed bay window to the front aspect, coved ceiling, display shelving, faux feature fireplace with hearth and display mantel over.

Kitchen/Dining/Family Room

Kitchen Area

With an extensive range of wall and base cupboards with under cupboard lighting, ample marble work surfaces with tiled splash backs and a marble topped breakfast bar, 1 ½ bowl sink unit, coved ceiling, recessed spotlighting, tiled floor, a range of integrated appliances including a double oven, 4 ring hob with extractor hood over, fridge/freezer, dishwasher, pantry style cupboard with shelving, door to the utility room.

Dining Area

With tiled floor, coved ceiling, double glazed window, large under stairs store cupboard, TV aerial, double glazed double French doors to the rear courtyard garden.

Utility Room

With a single bowl unit, granite work surfaces, wall and base cupboards, space and plumbing for a washing machine, tiled floor, coved ceiling, partially double glazed door to the side driveway

First Floor Landing

With fitted carpet, coved ceiling, large loft access hatch with pull down ladder and door to

Bedroom 1

A light and airy room with fitted carpet, a range of built in wardrobes, radiator, double glazed widow to the front aspect enjoying a pleasant outlook and door to the

Ensuite Shower Room

With a large double walk in shower with handrail and glazed screen, vanity wash hand basin with storage below and mirror over, low flush WC, double glazed window with blind, ladder style towel rail/radiator, extractor fan, tiled floor and wall surround for easy maintenance and recessed spotlighting.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook and a range of built in wardrobes.

Bedroom 3

With fitted carpet, radiator, double glazed window with blind enjoying superb views.

Bedroom 4/Study

With fitted carpet, radiator, corner cupboard and double glazed window to the rear enjoying fine views.

Bathroom

With suite comprising panelled bath with hand grips, shower attachment and glazed folding screen, vanity wash hand basin with storage below and shaver socket over, low flush WC, recessed spotlighting, double glazed window with blind, extractor fan, ladder style towel rail/radiator.

Outside

To the rear of the property there is a private, enclosed courtyard style garden which has been paved for easy maintenance with a raised flower border, a range of exterior lighting, useful side access, rear door into the garage and open fields and hills beyond.

To the front of the property there is a good sized brick paved driveway providing ample off road parking facilities, all well enclosed by walling for privacy with well established floral borders and access to the side to side passage to the rear patio.

Single Garage

With double doors, power and light points and door to a further store and rear patio.

Services

Mains water, electricity and drainage are connected. Air-source heating.

Outgoings

Council tax band E - £2,934 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road, turn right into the village of Ewyas Harold and follow the signs to Longtown. On entering Longtown turn right passing the public house on your left and proceed through the village and just before the village hall Ger-y-Mynydd can be found on your left hand side as indicated by the agent's for sale board.

Viewing Arrangements

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

Opening Hours

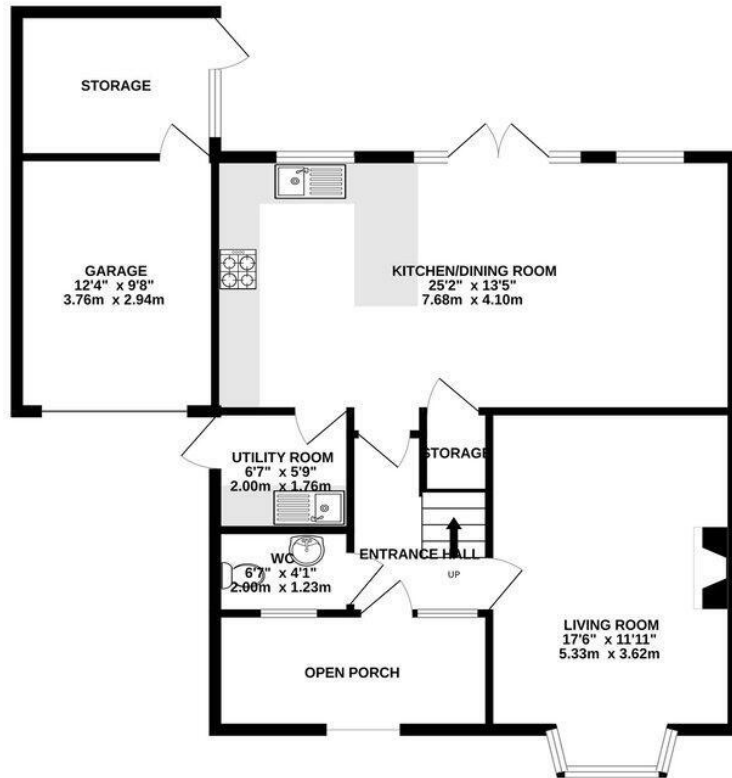
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

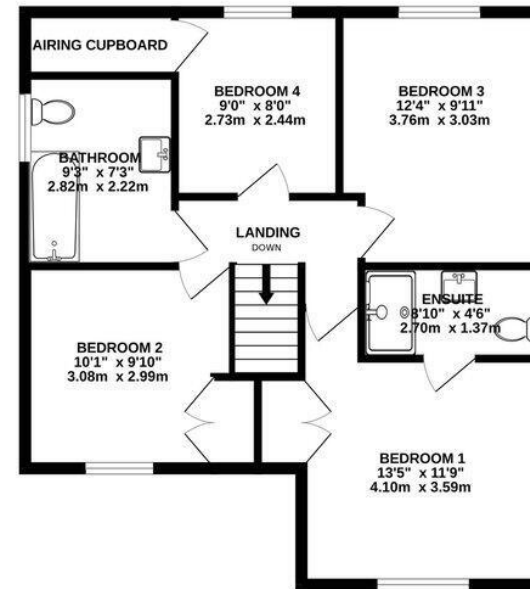
Money Laundering Regulations

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

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	78	89
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		