

FOR  
SALE



34 Elmdale, Ewyas Harold, Hereford HR2 0HZ

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular village location, a 3-bedroom semi-detached house which has been extended at ground floor level and offers ideal first-time buyer/small family accommodation. The property benefits from double-glazing, oil central heating, front and rear gardens, is well presented throughout and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *3 bedroom semi-detached house*
- *Popular village location*
- *Ideal first buyer/small family accommodation*
- *Front and rear gardens*
- *Well presented throughout*
- *Extended ground floor accommodation*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance door to the ground floor

#### Reception hall

Wooden flooring, radiator, carpeted stairs leading up, useful understairs storage space, door to

#### Living room

Wooden flooring, radiator, window to front, fireplace with stone hearth and scope to install a woodburning stove. Opening into the

#### Extended kitchen/dining room

Kitchen area with fitted base units, ample worksurface space, 1 1/2 bowl sink and drainer unit, 4-ring electric hob with extractor over, integrated electric oven, under counter space for washing machine and tumble drier, tiled floor, recessed spotlights, tiled splashback, dining area with tiled floor continued, space for free-standing fridge/freezer, plumbing for American-style fridge/freezer with water dispenser, recessed spotlights, upright contemporary radiator, French doors leading out to the rear garden.

#### First floor landing

Carpet, loft hatch, smoke alarm, doors to

#### Bedroom 1

Carpet, radiator, window to front.

#### Bedroom 2

Carpet, radiator, window to rear, gas central heating thermostat, built-in storage cupboard housing the hot water cylinder.

#### Bedroom 3

Carpet, radiator, window to front, built-in cabin bed over the bulkhead with built-in storage cupboard.

#### Bathroom

Suite comprising panelled bath with electric shower over and bi-folding glass screen door with panelled surround, low flush WC and wash hand basin with tiled splashback and storage under, heated towel rail, vinyl flooring, window to rear, recessed spotlights.

### Outside

To the front a wooden gate provides access into the front garden, which is mostly laid to lawn with a border of mature plants and shrubbery enclosed by fencing with access to the front door. Useful outside power points.

To the rear patio doors from the kitchen/dining space provide access out to the rear garden, there is also a side access gate to the rear. A low maintenance rear garden with concrete path providing access to patio doors and also to the outside storage shed where the oil central heating boiler sits with electric and light. There is a border of plants and shrubbery, a stoned area perfect for entertaining, oil tank and the remainder of the garden currently is laid to sand subject to change.

### Services

Mains water, drainage and electricity are connected. Oil fired central heating.

### Outgoings

Council tax band B, payable 2024/25 £1837.40. Water and drainage rates are payable.

### Viewing

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

### Directions

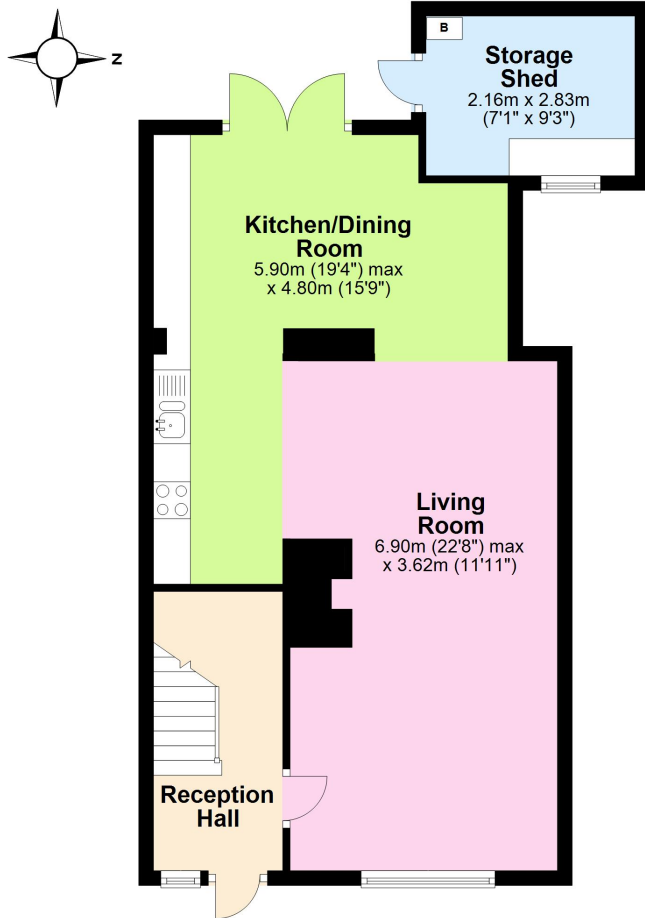
Proceed south out of Hereford on the A465 Abergavenny Road. Continue along this road for 12 miles heading through the village Pontrilas and take the right-hand turn for Ewyas Harold. Continue through the village, continue around the bend to the right-hand side, continuing on the B4347 and then taking the right-hand turn for Elm Green Road. Continue along this road then taking the left-hand turn for Elmdale, continue around the bend to the right-hand side and the property is situated on the right-hand side, as indicated by the Agent's FOR SALE board.

### Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

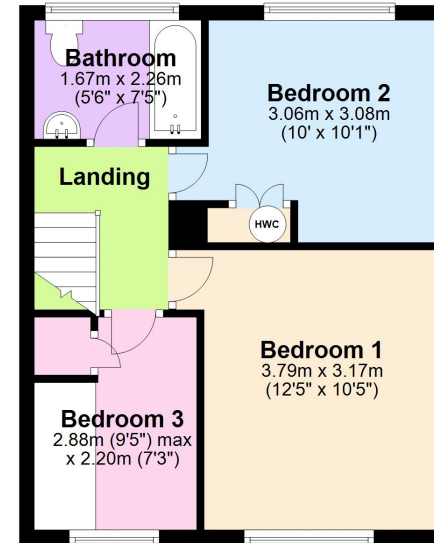
### Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**34 Elmdale, Ewyas Harold, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>62</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		