

FOR  
SALE



8 Llanwye Close Hampton Park, Hereford HR1 1XX

£495,000 - Freehold

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

## PROPERTY SUMMARY

An extended detached bungalow, in an exclusive residential location, immaculately presented with 3 bedrooms, conservatory, integral garage, excellent parking and gardens with a lovely rear outlook.

This exceptional detached bungalow is quietly located at the end of a cul-de-sac, in the Hampton Park Conservation Area, about a mile northeast of the Cathedral City of Hereford.

Local amenities include a bus service, various shops, a doctors surgery and churches, primary schools, Bishops secondary school, and the River Wye is also close at hand.

The original bungalow was constructed in the 1980s and has been extended to provide spacious and versatile accommodation, which extends to approximately 1188sq ft. The property has gas central heating, double-glazing, a good-size conservatory, excellent parking and a private garden with lovely south-westerly outlook towards the Black Mountains in the far distance.

The whole is more particularly described as follows: -

## POINTS OF INTEREST

- *Exceptional detached bungalow*
- *Exclusive residential cul-de-sac*
- *3 Bedrooms & 2 reception rooms*
- *Extended with conservatory*
- *Very well presented*
- *Private garden*
- *Lovely rear views*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Entrance hall

Radiator and

### Cloakroom

Wash hand basin, WC, radiator, window.

### Lounge

Electric log-effect fire, radiator, window to front.

### Conservatory

Radiator, double doors to rear garden.

### Dining/living room

Radiator, 2 windows.

### Kitchen

Fitted with white gloss-effect contemporary-style base and wall mounted units with worksurfaces and tiled splashbacks, sink unit, built-in electric oven, 4-ring electric hob and extractor hood, built-in dishwasher, breakfast bar, radiator, window to front.

### Utility room

Plumbing for washing machine, base and wall mounted units, worksurface, tiled splashback, sink unit, radiator, hatch to roof space, smoke alarm, doors to rear and to the Garage.

### A door leads from the lounge to the

#### Inner hall

Hatch to roof space, smoke alarm, radiator.

#### Bedroom 1

Radiator, window to rear.

#### Bedroom 2

Radiator, window to rear.

#### Bedroom 3

Radiator, window to side.

### Wet room

Shower boarded walls, electric shower fitment, WC, wash hand basin, radiator, wall mounted mirror, downlighters, extractor fan, window.

### Outside

Initially approached via a shared drive (which serves numbers 7 and 8 only), there are double gates that lead to a tarmac driveway with further parking to the side.

There is the

### Integral garage

With up-and-over door, light, power, electric fuseboard, hatch to roof space, window, side entrance door, gas-fired central heating boiler.

From the drive there is a further gravelled parking area with coniferous shrubs, fencing and a brick boundary wall.

### Gardens

To the rear there is a paved patio and lawn, and range of shrubs. The garden is enclosed by fencing and hedging for privacy and seclusion. There is a pedestrian gate leading to steps with a useful Covered Storage Area. Outside water tap and lights.

### Services

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

### Outgoings

Council tax band E, payable 2024.25 £2820.09. Water and drainage rates are payable.

### Directions

Proceed towards Ledbury on the A438, and then, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope (Eign Road). Continue under the railway bridge and then take the 3rd turning on the left into Vineyard Road, then take the 1st left into Llanwye Close. Continue to the end of the cul-de-sac and the private drive for number 8 is located on the right-hand side.

### Viewing

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

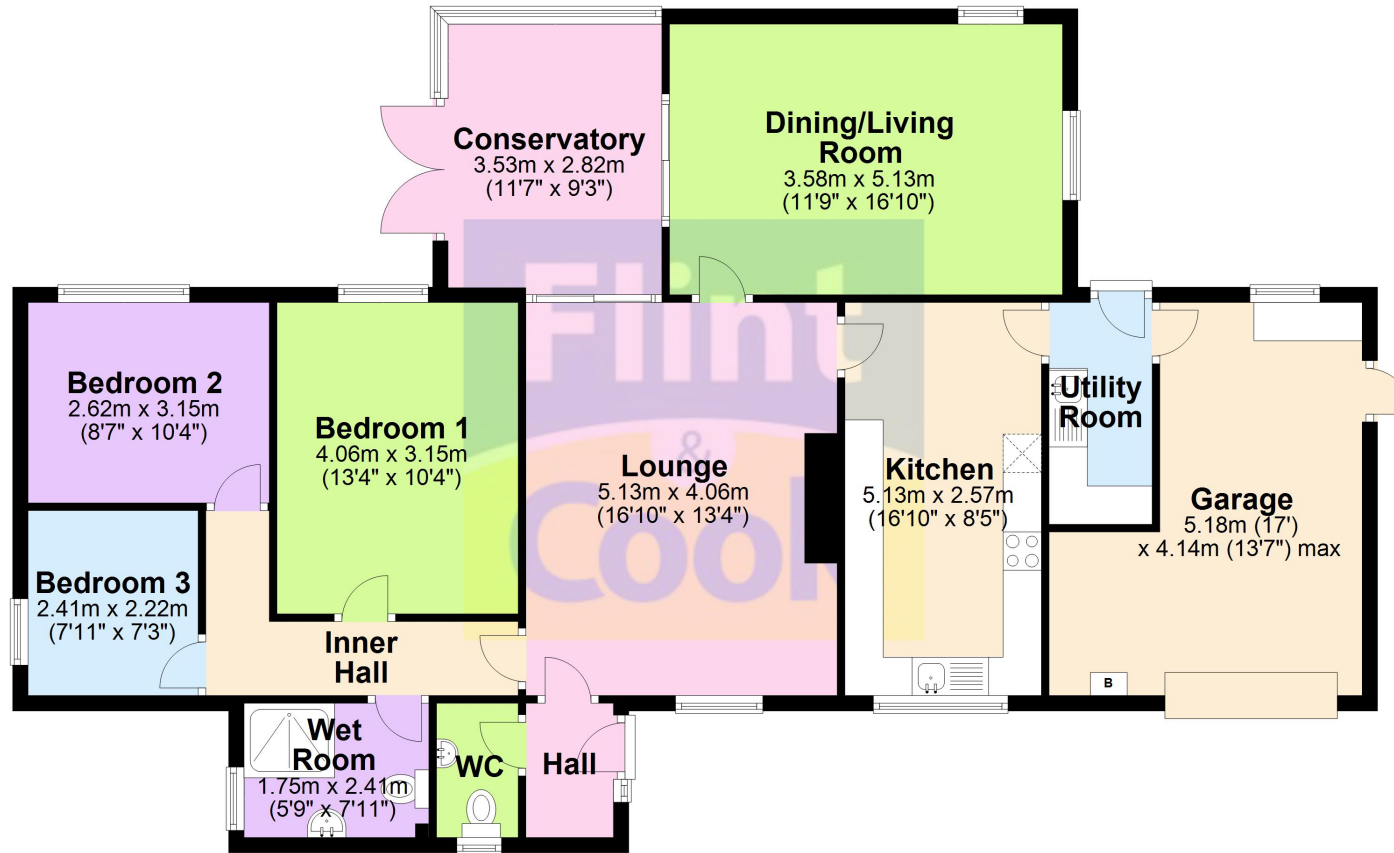
### Money laundering regulations

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



### Ground Floor

Main area: approx. 110.5 sq. metres (1188.9 sq. feet)  
Plus garages, approx. 16.8 sq. metres (181.0 sq. feet)



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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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	56	
(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			