



Nigel Ward & Co.

CHARTERED SURVEYOR
LAND & ESTATE AGENT, AUCTIONEER & VALUER

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ABBEYDORE, In the Golden Valley, Herefordshire. HR2 0AJ.

This attractive property is situated on this historic Victorian site, now being a small, select, rural development, in the hamlet of Kerry's Gate, Abbeydore which is located some nine miles south-west of the Cathedral City of Hereford. The local village of Ewyas Harold with its abundance of amenities and facilities is situated only about 4 miles distant and where there is access to the A465 Abergavenny to Hereford road both of these local centres having a wide range of facilities.

The attached and extended Stone Cottage
being part of a converted Victorian building



K O K O W O R R A R I V E R D A L E

The property is attractively constructed with stone elevations, with a later brick extension standing under a Welsh slated roof, the accommodation which has some interesting features, has the advantage of oil fired central heating, uPVC framed double glazing and Pine panelled doors, it comprises:-

Stable type front door to

On the Ground Floor:

ENTRANCE HALL 5'2" x 4'7", with tiled solid floor



CLOAKROOM

with tiled floor, close coupled low flush wc., wash hand basin inset in stainless steel and plate glass unit having mixer tap. "Heatrae Megaflow" high efficiency hot water cylinder, plumbing for automatic washing machine and Worcester oil-fired central heating boiler.

**STUDY/
DINING ROOM/
BEDROOM (3)**
10'11" x 7'4"

with solid floor having fitted brown carpet, two aspects, one double panel radiator, three double power points, ceiling-mounted four-light bar, central heating controls and Venetian blinds.

**KITCHEN/
LIVING ROOM**
21'1" x 15'11"

a spacious room enjoying three aspects, solid floor with wood-block flooring, exposed beams, feature stone fireplace incorporating arch, Mahogany mantel shelf, Jetmaster style solid fuel grate, two double panel radiators, telephone point and T.V. aerial lead. The sitting area is divided from the kitchen section by a breakfast bar with drawer and cupboard space under. The range of cream fronted kitchen units have simulated black granite working surfaces and subtle green shaded tiled up-stands, they comprise base units providing drawer and cupboard space, a 1½ bowl stainless steel sink unit with mixer tap, inset ceramic hob and built-in double oven with cooker hood over. There are three double power points, an electric cooker panel and roller blinds provide privacy.



A door gives access to a small Lobby with Stairs leading off having Berber type fitted carpet and a Pine hand rail. There is a hatch to the roof space over.

On the First Floor:**LANDING**
17'8" overall

on two levels, with fitted beige carpet and one double power point.

BEDROOM (1) 13' x 9'1"

A double room with pleasant outlook, fitted carpet, one single panel radiator, two double power points, bedside two-way string-pull light switch and metal curtain poles with scroll ends.





BEDROOM (2) 11'8" x 9'7"

Another double room enjoying two aspects, one single panel radiator, two double power points, scroll end metal curtain poles and hatch to roof space.

BATHROOM 8'4" x 6'7"

with three piece white suite of panelled bath, tiled to rear and having mixer tap and shower attachment, hinged glass shower screen, pedestal wash hand basin (h & c) and low-flush w.c. One single panel radiator with towel rail over. Two aspects with window blinds.



OUTSIDE

The property is approached via a shared driveway, which leads to a communal turning area and a **SINGLE GARAGE** belonging to the property. A lawned apron skirts the property and gives side access to a small rear yard area accommodating the 300 gallon oil storage tank and where there is access to a door and internal steps leading down to a small, arched-roofed **BASEMENT CELLAR**, 8' x 6'3" which has a paved floor and electric light.

SERVICES

Mains electricity and water are connected. Private drainage to a communal "bio-disk" type sewage disposal system, maintained by a management committee. Telephone (subject to British Telecom transfer regulations). Oil fired central heating is installed. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold.

POSSESSION

Vacant Possession will be available upon completion.

OUTGOINGS

The property is banded in "Band C" for council tax purposes.

VIEWING

Strictly by appointment through sole agents' Nigel Ward & Co., Tel: (01981) 240140.

PRICE

Offers over £140,000 are invited.

DIRECTIONS

Approximately 12 miles equidistant Abergavenny and Hereford, take the turning off the A465 into the village of Ewyas Harold. Proceed through the village on the B4347 continuing past Dore abbey (2 miles). Remain on the B4347, after about another 1 ¼ miles negotiate the sharp right hand bend, continue for about ½ mile, down the straight section of road, over the hump- back River Dore bridge, then take the right hand turn sign-posted “Kerry’s Gate”. The Riverdale development will then be found by turning into the drive on one's right hand side. The postcode of the property is HR2 0AJ.

IMPORTANT NOTICE

Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.*
- b. Any measurements referred to are approximate only and should be checked for accuracy by prospective purchasers.*
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.*