



# Elmdale, Ewyas Harold

Guide Price £260,000

3 1 2



A 3 Bedroom Semi-Detached House, boasting sizeable front & rear gardens, all set on a quiet cul-de-sac in the highly popular village of Ewyas Harold, Herefordshire. Offered With No Onward Chain.

**Entrance Hall – Sitting Room – Kitchen – Dining Room – Hall – Downstairs WC – Boiler Closet – Storage – 2 Double Bedrooms – Single Bedroom – Family Bathroom – Airing Cupboard – Large Front & Rear Gardens – Shed – Off-Road Parking**

This well presented semi-detached property sits in a quiet close at the fringes of Ewyas Harold, with numerous amenities in this thriving community. The village offers local shop with post office, Ofsted "Good" primary school, 2 butchers, dentist, GP, vets, fish & chip shop, garage mechanics and 2 pubs. A vibrant community hall offers classes from badminton to zumba, with sport facilities supporting active football and cricket teams. Churches in the village offer a choir, bell ringing and coffee mornings. Also close by lies Ewyas Harold common, known for its pleasant walking trails and wild roaming ponies. The village itself sits conveniently an equidistant 12 miles between the full City amenities of Hereford and the market town of Abergavenny; gaining renown for its lively Food Festival.

## The Property

**Entrance Hall** – Carpeted hall with ample space for coats and shoes. Doors lead into both the sitting and dining room.

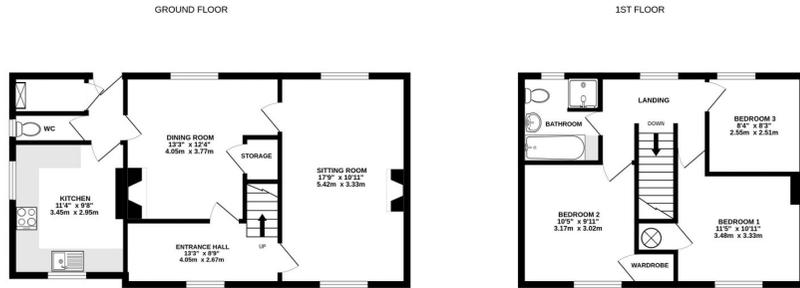
**Sitting Room** – Spacious carpeted main reception room, including open fireplace with stone surround. Triple windows at both the front & rear flood the space with light, with ample space for a 3-piece suite.

**Kitchen** – Fitted in a generous array of cupboard units both above & below. Appliances include electric cooker, Neff extractor fan and stainless-steel sink with drainer. There is space for a washing machine and fridge. The kitchen includes dual aspect windows and laminate flooring.

**Dining Room** – Central carpeted reception room, acting as a link



- Offered With No Onward Chain
- 3 Bedrooms; Semi-Detached
- Large Front & Rear Gardens
- Highly Popular Village Location



TOTAL FLOOR AREA: 1004 sq ft (93.3 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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