



Ty Afon Glasbury, Hereford, HR3 5LL

Offers in the region of £395,000



Holters
Local Agent, National Exposure

Ty Afon Glasbury, Hereford, HR3 5LL

A rare opportunity to acquire an idyllically located detached bungalow occupying an exceptional riverside position. Enjoying unrivalled views across the River Wye and surrounding countryside; this detached home offers part refurbished accommodation with opportunity for further modernisation and extension with the benefits of extensive outdoor space and no upward chain.

- Wonderful Detached Traditionally Built Bungalow
- Fully Double Glazed
- Quiet Location on a Cul-de-sac
- In an Idyllic Riverside Location
- Light, Modern Finish
- Extensive off-street parking
- Fabulous Flat Lawned Garden
- Further Renovations Required
- No Upward Chain | EPC D

The Property

Ty Afon occupies a truly enviable position on the banks of the River Wye in the ever-popular village of Glasbury. Rarely do properties in such a stunning waterside setting come to market, particularly those offering generous outdoor space and parking. Whilst the property has already been significantly improved and refurbished, creating a bright and welcoming home; there is still plenty of opportunity for a purchaser to add their own style and finish.

A glazed exterior door opens into a welcoming central hallway from which all principal rooms can be accessed. There is a wonderful reception room, flooded with natural light from a large bay window which perfectly frames the spectacular outlook across the garden, river and open countryside beyond. This is a room designed to make the most of its surroundings and offers a peaceful place to relax throughout the year. The open plan Kitchen diner is a generous space, ideal for family meals and entertaining. The kitchen itself is fitted with a range of units and integrated appliances, offering excellent functionality whilst presenting exciting scope for further enhancement. Adjoining the kitchen is

a multifunctional utility room/porch with fitted storage, sink unit and external access.

The bungalow offers two bedrooms. The principal bedroom is a particularly attractive room with built-in wardrobes with mirrored doors and a lovely bay window enjoying views over the garden towards the river. This room also benefits from an ensuite bathroom awaiting renovation. Bedroom two is a spacious double room, currently used as a home gym. The family bathroom has been completely renewed with a contemporary white suite. There is a space saving staircase off the hallway, which provides access to the room in the roof with scope for further extension (subject to gaining any necessary permissions). The property benefits from oil-fired central heating, double glazing and a light, modern finish throughout.

Outside

The outside space is undoubtedly one of Ty Afon's greatest attractions. The property stands within a generous, level garden which runs alongside the River Wye, creating a truly exceptional setting rarely found on the open market. The garden is predominantly laid to lawn, providing

ample space for families, keen gardeners or simply those looking to enjoy the tranquillity of riverside living. A paved seating area directly adjoining the property provides the perfect place to sit and enjoy the ever-changing views of the river and surrounding countryside.

To the side of the property is extensive driveway parking for up to four vehicles, together with a detached garage offering excellent storage and further renovation opportunities. Beyond this are the Summer House for seclusion and observation of wildlife, as well as the large wood store, which accommodates the inside log burner. Combining an exceptional location with spacious accommodation and further potential, Ty Afon represents a rare lifestyle opportunity in one of the area's most sought-after settings.

The Location

Glasbury-on-Wye is a popular village nestled alongside the River Wye on the A438 Brecon to Hereford road within a 5 mile drive from Hay-on-Wye. The village offers excellent local amenities including a Garage with shop and post office, The Harp Inn and River Cafe Deli, Foyles Restaurant and Hotel, Village Hall and Church. The village is renowned for its outstanding natural



beauty and is found within the Brecon Beacon National Park. As a whole, the area is a haven for nature enthusiasts and those of an active disposition including canoeing, wild swimming and fishing.

Positioned directly on the English/Welsh border, Hay-on-Wye sits alongside the picturesque River Wye and stakes claim to an annual, world famous literary festival and is often described as "the town of books", and the National Book Town of Wales. The vibrant town centre offers an extensive range of independently owned shops and facilities from butchers and deli's to boutiques and of course second hand book shops. There is also a post office, dentists, doctors surgery, chemist, bakeries, a variety of sports clubs, a builders merchants, as well as a good selection of coffee shops, restaurants and pubs. There is a Co-op supermarket on the edge of the town, a primary school, library and a local farmers market, which runs every Thursday. Further afield, larger supermarkets, leisure facilities and transport links via bus or railway stations can be found in Kington, which is 12 miles north, Brecon, which is 15 miles south-west and the Cathedral city of Hereford, which is 19 miles east.

Nearest Towns

- Hay-on-Wye - 5 miles
- Brecon - 12 miles
- Hereford - 24 miles

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we

are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Ty Afon, Glasbury, Hereford, HR3

Approximate Area = 1193 sq ft / 110.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1468892



