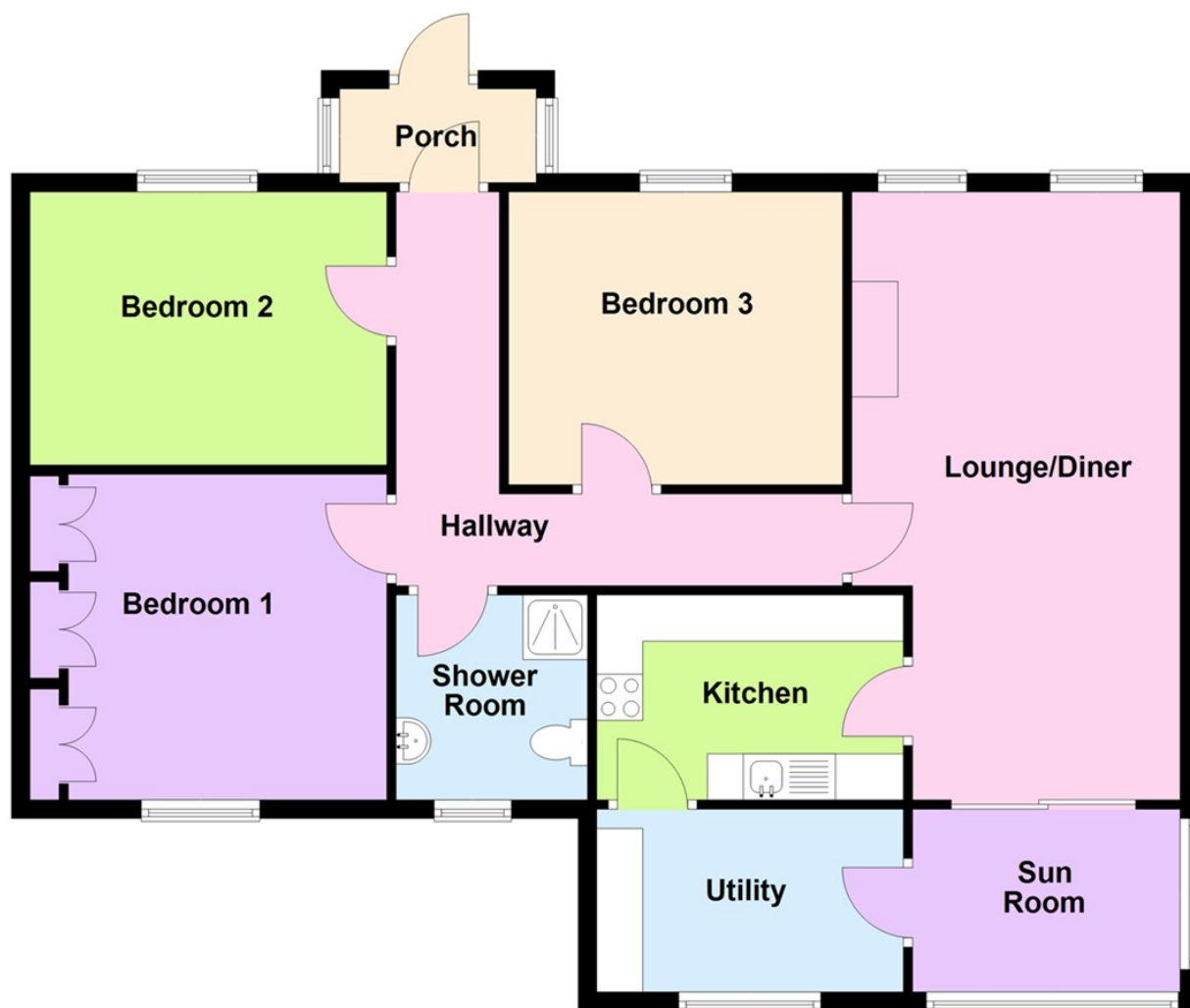


Ground Floor

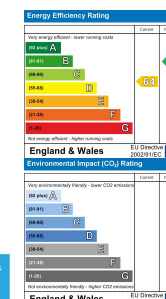


Maes yr Afon Bromeini, Hermon, Pembrokeshire, SA36 0EB

- Three Bed Detached Bungalow
- Detached Garage
- Sun Room
- Kitchen & Utility Room
- Oil Central Heating
- No Onward Chain
- Rear Garden
- Off-Road Parking
- Close To Amenities
- EPC Rating : D

Offers In The Region Of £290,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Pembrokeshire County Council

ref: LW/AMS/05/24/OK_LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile





This three bedroom detached bungalow is situated in the rural village of Hermon. Approx 2 miles to Crymych for all local amenities, and approx 13.6 miles to Cardigan and 14 miles to Narberth. Boasting three cosy bedrooms, this property is perfect for a small family or those looking to downsize.

The property briefly comprises; an entrance porch and hallway leading to all rooms. There is a living/dining room with windows overlooking the front garden, and a door into the sun room and kitchen. The kitchen benefits from fitted, matching wall and base units and a door into the utility room which also goes into the sun room. There is a wet room, and three double bedrooms, one benefiting from built in wardrobes.

Externally, to the front of the property there is a lawned area, and off-road parking for multiple vehicles, as well as a detached garage with power and lighting. The rear garden can be accessed via either side of the property or through the sun room. Again this is laid mainly to lawn with a variety of shrubs and flower beds. The highlight of this bungalow is the wonderful views of Frenni Fawr that can be enjoyed from the front of the property. Viewing is highly recommended to appreciate its full potential.

The village of Hermon is situated to the east of the Preseli Mountains and is 2.8 miles off the A478 at Crymych which connects Tenby with Cardigan. The nearby village of Crymych offers amenities such as a primary and secondary school, local shops, cafes, rugby club, petrol filling station, leisure centre and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains, and is within easy driving distance to Pembrokeshire Coast National Park.



Entrance Porch 7'00 x 3'04 (2.13m x 1.02m)	Lounge/Diner 21'10 x 11'08 (6.65m x 3.56m)	Conservatory 6'06 x 8'03 (1.98m x 2.51m)	Bedroom Three 9'09 x 11'08 (2.97m x 3.56m)
Hallway 14'00 (max) x 15'11 (max) (4.27m (max) x 4.85m (max))	Kitchen 7'11 x 11'00 (2.41m x 3.35m)	Bedroom One 9'09 x 12'08 (2.97m x 3.86m)	Bathroom 7'11 x 6'10 (2.41m x 2.08m)
	Utility Room 10'03 x 7'04 (3.12m x 2.24m)	Bedroom Two 11'07 x 10'05 (3.53m x 3.18m)	Garage 20'03 x 12'04 (6.17m x 3.76m)

DIRECTIONS

From Cardigan, take the A478 Narberth/Tenby road. When you reach the village of Crymych, take a left turn sign-posted Hermon/Llanfyrnach. Take this turn and stay on this road until your reach the junction. Turn right and then turn left onto Bro Meini. Continue along the road and the property will be located on your right hand side, denoted by our for sale board. What three words ///snug.blushed.sprouted



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.