



## **Nyth Yr Eos, 6 Parc Yr Eos, HERMON SA36 0EA**

**Offers in the region of £249,950**

**Excellent Family House  
Good Size Plot  
Large Detached Workshop  
Spacious Accommodation  
Modern Residential Cul-De-Sac**

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**DD/DT/78915/101120**

## **DESCRIPTION**

A modern detached house, ideal for a family, situated within a good size plot on a residential cul-de-sac within the country village of Hermon, North Pembrokeshire. The house provides exceptionally spacious living accommodation with plenty of room to meet modern family needs. There are 3 double bedrooms which includes a huge master measuring approximately 20ft long! Externally the front provides ample parking for several cars and at the back is a good size patio and garden. There is also a fantastic large detached workshop/garage with tall roller door to accommodate high vehicles such as motorhomes etc. Viewing is particularly essential to families wanting to live close to Crymych school, leisure centre and other local amenities.

EER - C69

## **SITUATION**

The property is situated in the North Pembrokeshire village of Hermon, within easy driving distance to the large near by village of Crymych which has excellent amenities including schooling and leisure centre. The location is well placed being central between the towns of Cardigan, Newcastle Emlyn and Narberth, all having good shopping facilities, further schooling and educational facilities etc.

## **ACCOMMODATION**

Frosted double glazed front door with matching side screens opens into:

### **ENTRANCE PORCH**

With 2 double glazed windows to side, wall heater, glazed door opens into:

### **ENTRANCE HALL**

10'4 x 9'10 (3.15m x 3.00m)

With stairs rising to first floor, understairs storage space, doors open to:

### **LIVING ROOM**

19'8 x 13'3 (5.99m x 4.04m)

Gas fireplace, double glazed window to front, double glazed tall window to rear overlooking the garden, wood laminate flooring, wall speaker sockets.

### **KITCHEN / DINER**

19'9 x 11'6 (6.02m x 3.51m)

With double glazed windows to front and side, space for table and chairs, wood laminate flooring, opening leads through to garden room.

### **KITCHEN AREA**

10'10 x 9'7 (3.30m x 2.92m)

Fitted with a range of wall and base storage units with worktops over, range cooker with stainless steel splashback and stainless steel extractor hood, 1½ bowl single drainer sink, part tiled walls, plumbing for dishwasher, display units with lighting and breakfast bar.

### **GARDEN ROOM**

11'2 x 9'1 (3.40m x 2.77m)

Double glazed external French doors to rear garden, semi vaulted ceiling with Velux roof window, double glazed window to side.

### **UTILITY**

13'1 x 10'6 (3.99m x 3.20m)

Fitted storage units with worktops over, single drainer sink, Grant oil fired boiler servicing the domestic hot water and central heating, part tiled walls, tiled floor, plumbing for washing machine, space for dryer, double glazed window and external door to side, door opens to:

### **CLOAKROOM**

WC, pedestal wash hand basin, tiled floor, frosted double glazed window to rear, part tiled walls.

### **FIRST FLOOR LANDING**

Double glazed window to front, radiator, spindle balustrade, access to loft, doors to:

### **BEDROOM ONE**

19'8 x 11'7 (5.99m x 3.53m)

Dual aspect double glazed windows to front and rear enjoying countryside views, radiator.

### **BEDROOM TWO**

13'3 x 8'10 (4.04m x 2.69m)

Double glazed window to front, radiator, wood laminate flooring.

### **BEDROOM THREE**

13'3 x 10'5 (4.04m x 3.18m)

Double glazed window to rear enjoying countryside views, wood laminate flooring, radiator.

## BATHROOM

10'4 x 6'10 (3.15m x 2.08m)

Suite comprising of a bath with mixer shower over, WC, shower cubicle, wash hand basin set in vanity storage unit, heated towel radiator, frosted double glazed window to rear, built-in airing cupboard.

## EXTERNALLY

To the front of the property is a gated large gravelled driveway providing ample space for parking and turning several vehicles with side access leading to a

## DETACHED

**WORKSHOP - 28' x 14'2** with tall metal roller door to front suitable for high vehicles, double glazed windows to side, pedestrian door to side, power and lighting connected, stairs rise up to a mezzanine storage area. At the rear of the house there is a good sized patio seating area and garden laid mainly to lawn with hedgerow boundaries.

## SERVICES

We are advised mains electricity, water and drainage are connected with oil fired central heating. The ground floor accommodation enjoys under floor heating.

## VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Crymych turn by the secondary school signposted Hermon, travel down into the village and at the 'T' junction turn right. Take the next available right turn into Parc Yr Eos and the first left into the cul-de-sac. The property is set up on the left identified by our John Francis for sale sign.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**John.  
Francis**