



1 Portland House , Hermon, SA36 0DX

£179,950

A traditional two bedroom semi detached house with the added benefit of a loft room, which with some further works could be utilised as an extra bedroom, or workspace etc, subject to approval. The accommodation comprises: hall, sitting room, living room, kitchen/diner and conservatory. To the first floor there are two bedrooms and a bathroom. Externally, there is parking and a good sized rear garden.

Entrance Hall



Wood effect flooring, radiator, fuse box.

Conservatory



Upvc door, Upvc windows, radiator, tiled flooring.

Sitting Room



Open fireplace with slate hearth and exposed stone surround, Upvc window, radiator, wood effect flooring.

FRIST FLOOR



Living Room



Stairs rising off to first floor, wood effect flooring, boiler, radiator.

Bedroom One



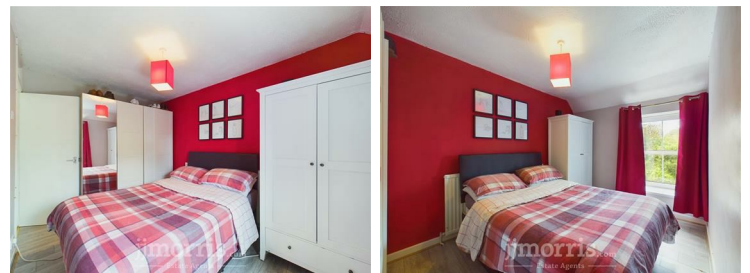
Upvc window, radiator, part wooden cladding wall, wood effect flooring.

Kitchen



Having a range of wall and base units with complementary worktop surfaces, stainless steel sink with mixer tap over, gas hob with extractor fan over, electric oven, plumbing for washing machine, space for fridge and freezer, breakfast island, part tiled walls, wood effect flooring, radiator, Upvc window, doors to:-

Bedroom Two



Upvc window, radiator, wood effect flooring.

Bathroom



Bath with fitted shower over, low flush WC, pedestal hand wash basin, Upvc window, part tiled walls, wood effect flooring, radiator, built-in storage.

Attic Room



Velux window, exposed beams, radiators, eaves storage.

Externally

Off-road parking to the side. To the rear there is a gravel area with steps leading up to lawn, timber shed, oil tank.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

What Three Words: ///enough.drainage.torches

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no

mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 7mbps download, Superfast 18mbps upload and 70mbps download and Ultrafast 950mbps upload and 950mbps download . Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data

Three Voice & Data

O2 Voice & Data

Vodafone. Voice & Data

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

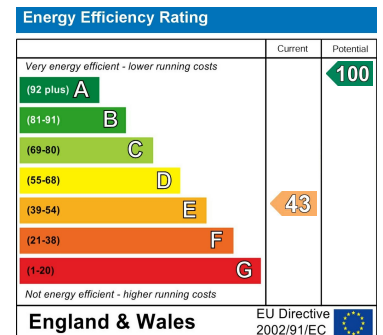
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.