



Patmos , Glogue, SA36 0DX

£425,000

An executive style three bedroom detached house, set in a commanding position over looking the adjoining countryside and towards the village of Hermon. The accommodation comprises: kitchen, living room and sun room, to the first floor there are three good sized bedrooms and a family bathroom. Externally, the property has a generous plot with extensive lawned gardens and parking. Viewing is highly recommended to appreciate the accommodation on offer.

Upvc Entrance Door with glazed panel, opens to:-

Kitchen/Dining Room



Having a range of wall and base units with complimentary worksurface over, inset stainless steel 1.5 bowl sink unit with mixer tap and drainage, electric oven and hob, tiled splashback and extractor fan, oil-fired Rayburn Royal, oil-fired boiler, Upvc double glazed windows to the front and rear elevation, space for dining table, glazed door to:-

Living Room



2 Upvc double glazed windows to the front elevation, feature fireplace with wooden surround, stairs rising off to the first floor, radiators, glazed door to:-

Sun Room



Upvc double glazed windows to three sides taking advantage of the views, polycarbonate roof, tiled flooring, door leading out to the front elevation.

FIRST FLOOR

Landing

Upvc double glazed window to the rear, radiator, doors to:-

Bedroom One



Upvc double glazed window to the front elevation, enjoying far reaching views, radiator, built-in storage cupboard.

Bedroom Two



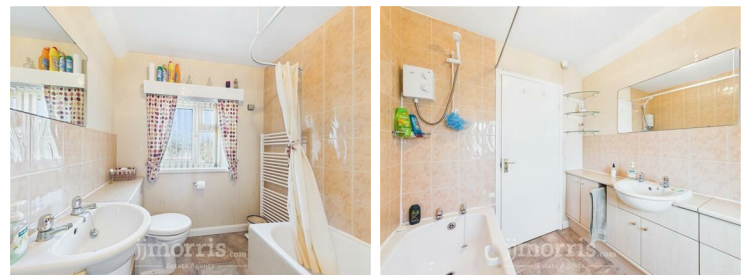
Upvc double glazed window to the front, again enjoying the far reaching views, radiator, built-in wardrobes and floor unit.

Bedroom Three



Upvc double glazed window to the side elevation, built-in wardrobe, radiator.

Bathroom



Three piece suite with panel bath and electric shower over, vanity unit with hand wash basin, low flush WC with concealed cistern, Upvc double glazed window to the side, heated towel rail, tiled walls.

Attached Garage



Up-and-over door, dual aspect windows, door to:-

WC

Low flush WC, tiled walls, extractor fan, hand wash basin.

Externally



Tarmac driveway, wooden gated entrance, stone layed walls, lawn, stone laid patio, oil tank.

Utilities & Services

Heating Source:

Services: Mains Electric:

(Gas/Oil/LPG)

Water: (Mains/Well/Borehole)

Drainage: (Mains/Septic tank/Cesspit/Treatment Plan)

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words: ///like.bookmark.coasting

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 6mbps download, Superfast 17mbps upload and 67 mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - Limited

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.

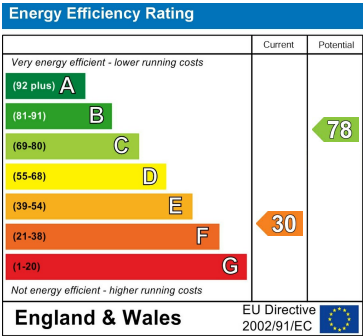
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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