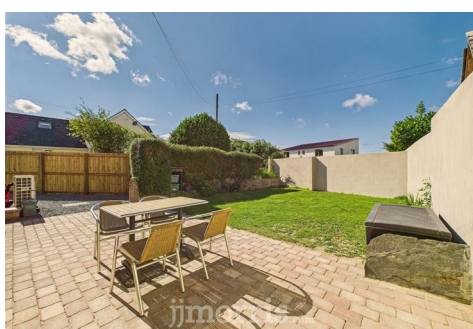




Penrheol , Hermon, SA36 0DT

£255,000

A well maintained and presented cottage situated in the village of Hermon with accommodation comprising: hall, living room, dining room, ground floor bedroom/sitting room, kitchen, utility/bathroom, two further bedrooms and a box room/study. Externally, there is parking and a good sized garden.

uPVC double glazed door to:

Hall

Stairs rise off to the first floor, slate flagged floor, radiator, under stair storage.

Living Room



uPVC double glazed window to the front, wood effect tiled flooring, feature fireplace.

Dining Room



uPVC double glazed window to the front, wooden flooring, exposed beams, feature fire place with double sided wood burning stove.

Living Room/Bedroom



Dual aspect uPVC double glazed windows, uPVC double glazed door to the rear. Vaulted ceiling with exposed beams, wall lights, wood effect tiled flooring, double sided wood burning stove.

Kitchen



Having a range of wall and base units with complementary

work surface with inset ceramic sink unit, inset electric oven, gas hob with extractor fan over, void and plumbing for dishwasher, slate flagged flooring, space for fridge. Dual aspect uPVC double glazed windows, uPVC double glazed door to the rear garden, radiator.

Bathroom/Utility



Panel bath with shower and screen over with tiled surround, low flush w.c. Pedestal hand wash basin, worktop surface with void and plumbing for washing machine and drier. uPVC double glazed window.

First Floor



Bedroom One



uPVC double glazed window, radiator, exposed floorboards.

Bedroom Two



Exposed floorboards, radiator, uPVC double glazed window.

Box Room/Study

uPVC double glazed window to the front, radiator.

Externally



Utilities & Services

Heating Source: Air source heat pump

Services: Mains Electric:

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words: ///return.powering.wheels

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 both standard, superfast and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 7mbps download, Superfast 20mbps upload and 80mbps 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 mobile coverage

EE Good outdoor

Three Good outdoor

O2 Variable outdoor

Vodafone. Variable outdoor

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

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

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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