



Penrheol, Hermon – SA36 0DT

Glogue

£255,000

jjmorris.com





## Penrheol

Hermon, Glogue

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.

Council Tax band: D

Tenure: Freehold

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







### 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

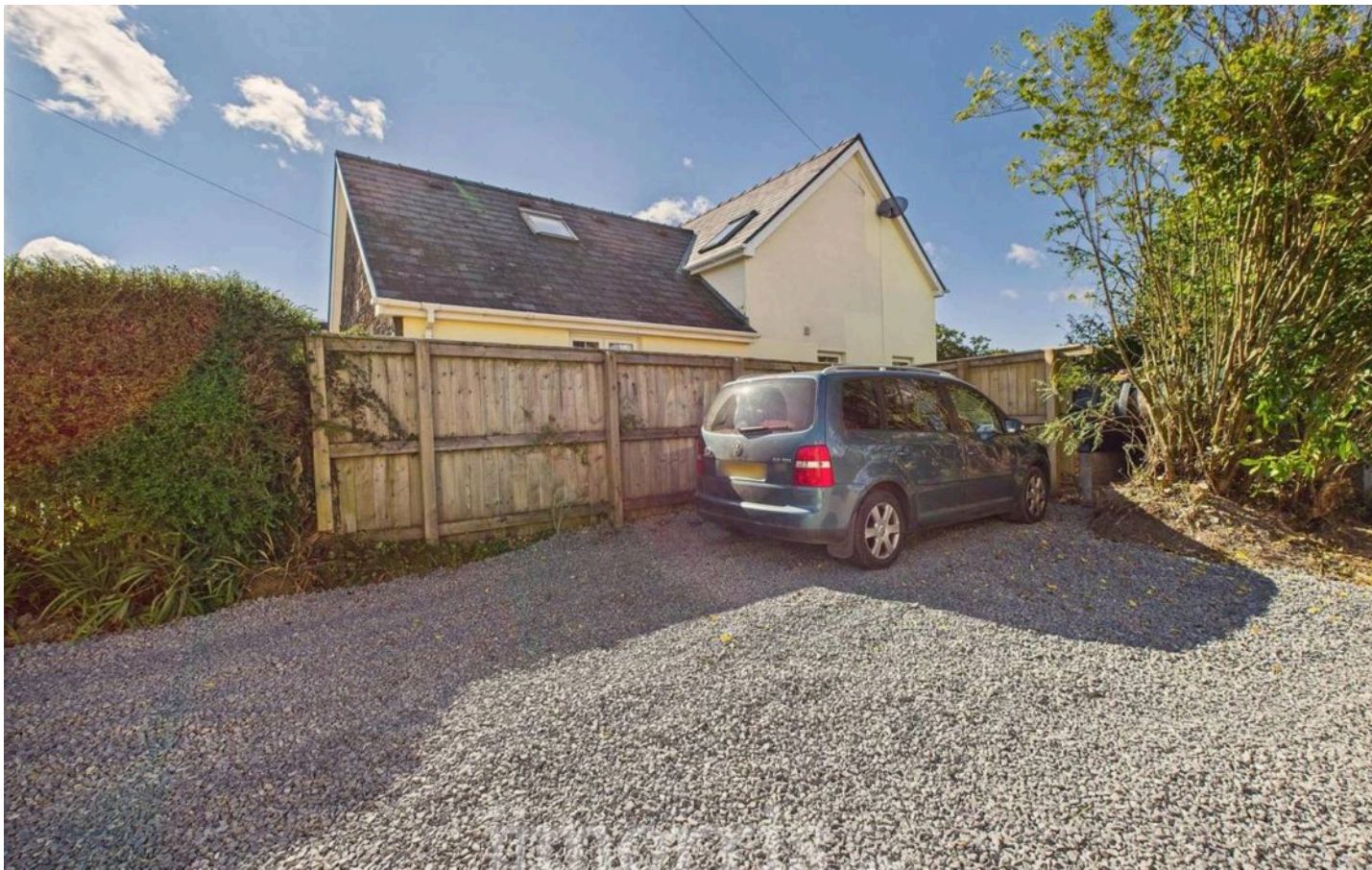
According to the Ofcom website, this property has both standard, superfast and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 7mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 950mbps upload and 950mbps download. Please note this data was obtained 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.

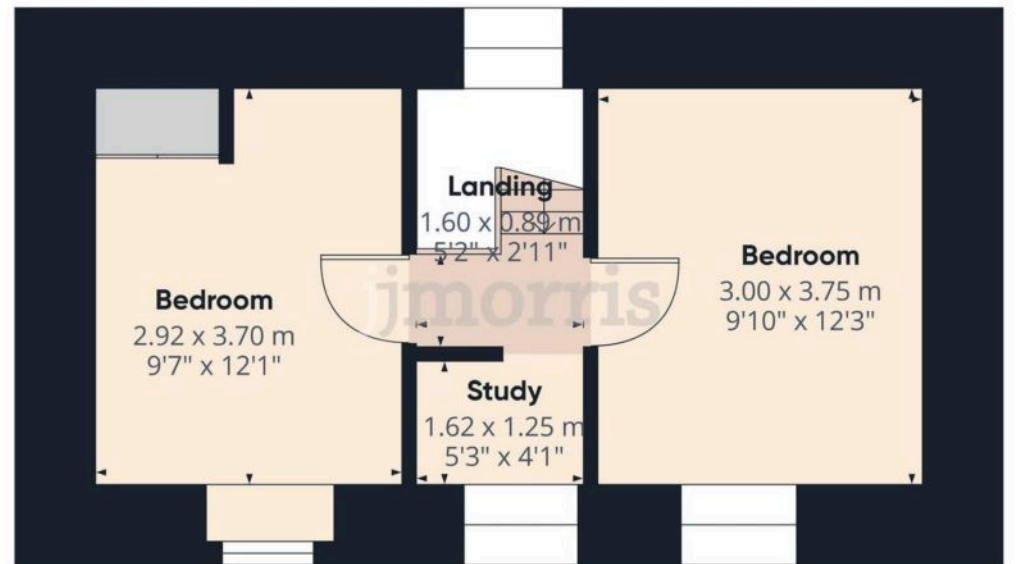
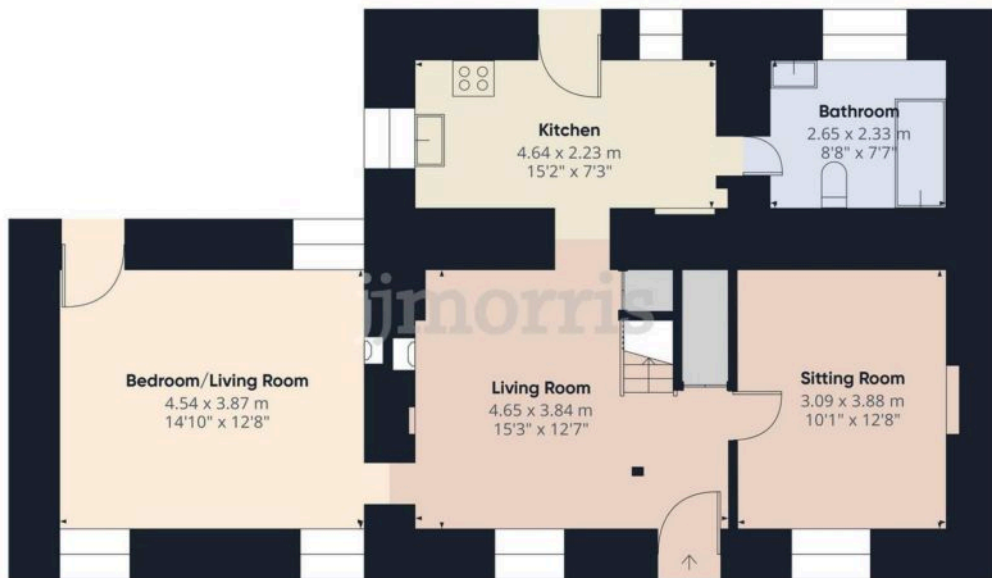
### Mobile Phone Coverage

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.













## JJ Morris Cardigan Office

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