



## Nantmyrnach Hermon, Pembrokeshire SA36 0DT

A very nicely presented 2 bedroom detached house with recently refurbished kitchen and bathroom, situated in the centre of the rural village of Hermon, briefly comprising a sitting room, dining area leading through to the attractive kitchen, inner hallway with utility / WC off, on the first floor there are 2 bedrooms and a modern bathroom with an under eaves storage room leading off. There is parking to the front with lawned gardens to the rear. This is a really comfortable home located about a 20 minute drive to both the towns of Cardigan and Narberth.

- ❖ 2 Bedroom Detached House
- ❖ Lovely Kitchen And Bathroom
- ❖ Centre Of Hermon Village
- ❖ Lawned Gardens To Rear

- ❖ Attractive Slate/Stone Fireplace
- ❖ About 20 Minutes To Town
- ❖ Oil Fired Central Heating
- ❖ Perfect First Time Buyer Property

**£129,950**



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## Accommodation

Entrance via hardwood front door into:



## Hallway

With ceramic tiled floor, electricity meter & consumer unit, hardwood glazed door into:

## Sitting Room *15' 5" x 14' 0" (4.70m x 4.26m)*

With UPVC double-glazed window to the front, staircase to first floor, under-stairs storage cupboard, Oak laminate flooring, slate fireplace with LPG coal-effect stove on a tiled hearth, 2 radiators, open beamed ceiling TV & telephone points, door to rear hall and door to:



## Sitting Room - Another View



## Sitting Room - Another view



## Dining Room *14' 3" x 8' 10" (4.34m x 2.69m)*

With UPVC double-glazed window, telephone point, Oak laminate flooring, radiator. opening to:



## kitchen

A lovely, completely refurbished kitchen with a good range of wall and base units with radiator, floor-standing "Eurostar" oil-fired boiler, LPG 5-burner hob with extractor over, window to rear, 1.5 bowl sink/drain unit, tiled splash back, space and plumbing for washing machine and space for fridge & freezer, built-in oven, concealed spot lighting.



## Kitchen - Another View



## Kitchen - Another View



## Rear Hall

With tiled flooring, coving to ceiling, Honeywell heating thermostat, part-glazed door into rear storm porch, door to:

## Utility / WC

With UPVC double-glazed window, laminate flooring, white suite comprising WC, wash hand basin, radiator.



## Half-Landing

Split-level with fitted carpet.

## First Floor

Accessed via staircase in sitting room and giving access to:

## Landing Area

With pine tongue & groove clad walls, doors to:

## Bedroom 1 *13' 10" x 10' 1" (4.21m x 3.07m)*

With UPVC double-glazed window, radiator.





## Bedroom 1 - Another view



## Bedroom 2 *13' 7" x 6' 11" (4.14m x 2.11m)*

With 2 UPVC double-glazed windows, exposed pine floor boards, radiator.



## Bathroom

Completely refurbished with attractive bath/shower with glass screen, chrome towel radiator, low level flush WC, wash hand basin, lovely part-tiled walls, radiator, concealed spot lighting, door into:



## Bathroom - Another View



## Under Eaves Store Room *28' 8" x 6' 9" (8.73m x 2.06m)*

With sloping ceiling, pine floorboards, power and lighting.

## Externally

To the rear of the property, steps lead up to an enclosed lawned garden with flower and shrub borders. There is also a concrete patio area. Oil storage tank. Parking to the front of the property. To the side of the property is a door to a covered passageway giving access to a concrete yard area. There is also a loft storage area over the passageway (13' 6" x 3' 6") with lighting connected.



## Another Garden View



## General Information

Viewings: By appointment only via [HOUSESFORSALEINWALES.CO.UK](http://HOUSESFORSALEINWALES.CO.UK)

Services: Mains electricity, mains water, mains drainage, oil-fired central heating.

Council Tax: Band D, Pembrokeshire County Council

## Directions

From the A478 in Crymych, take the long straight road by the school signposted Hermon. Proceed to the end of the road, turn left and the property can be seen on the right-hand side, denoted by our For Sale board.

## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

## Owner's Confirmation

I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated.

## Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS.

