



Blaen Pistyll , Hermon, SA36 0DT

**£180,000**

A Three/Four Bedroom Cottage situated in the village of Hermon, just a short distance from Crymych. The accommodation comprises: Entrance Hall, Sitting Room/Bedroom Four, Living Room, Inner Hall, Bathroom and a Spacious Kitchen/Dining/Family Room. To the first floor there are Three Bedrooms. To the side of the property there is a useful Utility Room, accessed from the front and rear. To the rear of the property there is a concrete patio area.

Hardwood entrance door with glazed panels to:-

### Hall



Understair cupboard, radiator, doors to:-

### Sitting Room/Bedroom Four



Upvc double glazed window to the front, radiator, tiled fire place.

### Living Room



Upvc double glazed window to the front, radiator, brick fire surround with wooden mantle over, raised TV plinth, recessed cupboards, part panelled walls, door to:-

### Inner Hall

Airing cupboard with slated shelving, storage cupboard, doors to:-

### Kitchen/Diner/Family Room



"L" shaped room having a range of wall and base units, worktop surfaces, inset stainless steel sink and drainer unit, solid fuel Rayburn providing heating, hot water and cooking, 2 Upvc double glazed windows to the rear, Upvc double glazed door to the side.

### Landing

Loft access, doors to:-

### Bedroom

Upvc double glazed window to the front, coved ceiling.

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### Utility Room

Externally accessed from the front or rear, providing a useful space with sink unit, worktop surface, void and plumbing for washing machine.

### Externally

Concrete rear yard with views over adjoining fields.

### Services, etc.

Services - Mains water, electricity and drainage.

Local Authority - Pembrokeshire County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion

what3words:- ///mastering.approvals.hello

## Floor Plan



Floor 0



Floor 1

## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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