



Penllys , Hermon, SA36 ODS

**£309,950**

A deceptively spacious four/five bedroom detached house situated in the village of Hermon, just a short distance from Crymych. The accommodation comprises: hall, living room, kitchen/diner, utility room, wet room, study/ground floor bedroom, landing, four bedrooms and a family bathroom. Externally, the property is set on a generous plot with parking and garage, lawned gardens and hot tub included.

Composite entrance door with glazed side panel, opens to:-

## Hall



Stairs rising off to first floor, wood effect flooring, radiator, doors to:-

## Living Room



Dual aspect Upvc double glazed window, radiator, covered ceiling, wall lights, electric fire with wooden surround, double doors to:-

## Kitchen/Diner



Having a range of wall and base units with worktop surfaces, inset 1.5 bowl sink unit with mixer tap and drainer, ceramic hob with stainless steel splashback and extractor fan, electric oven, glazed display cupboards, bottle rack, two Upvc double glazed windows, Upvc French doors to raised decking, wood effect flooring, space for table, breakfast bar. Doors to:-

## Utility Room



Upvc double glazed door to rear, tiled floor, void and plumbing for washing machine, wall cabinets, extractor fan, personnel door to garage. Door to:-

## Wet Room



Low flush WC, hand wash basin set in vanity unit, wet room shower with screen and shower attachment, Upvc double glazed window, tiled floor and walls, heated towel rail.

## Study/Bedroom



Two Upvc double glazed windows, radiator.

## FIRST FLOOR

## Landing



Airing cupboard with shelving and radiator, loft access, radiator, wooden flooring.

## Bedroom



Two Upvc double glazed windows to the front and rear, two radiators, walk-in wardrobe.

## Bedroom



Velux roof window, built-in wardrobe, eaves storage.

## Bedroom



Upvc double glazed window to the rear, wooden flooring, radiator.

## Bedroom



Velux roof window, radiator, wooden flooring.

## Family Bathroom



Four piece bathroom suite with corner shower unit, low flush WC, wall mounted vanity unit with basin, bath, heated towel rail, tiled walls and floor, Velux roof window, shaver socket.

## Internal Garage

Sectional garage door, oil fired central heating boiler, uPVC double glazed window to the rear.

## Externally



Gated entrance opens to tarmac driveway providing parking for several vehicles, access gates on both sides lead to the rear garden, which is laid to lawn with a raised decking area, storage shed and hot tub.

## Services, etc.

Services - Mains water, electricity and drainage. Oil central heating.

Local Authority - Pembrokeshire County Council

Council Tax - Band E

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///Cubic.Grove.Inhaled

### **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 and superfast broadband available, with speeds up to 80mbps upload and 0-20mbps 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 - Yes & Data - Yes

Three Voice - No & Data - No

O2 Voice - Yes & Data - No

Vodafone. Voice - No & Data - No

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.

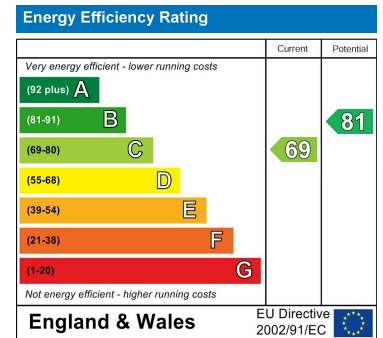
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.