



Tegfan , Hermon, SA36 0DS

Offers Around £225,000

A deceptively spacious, Three Bedroom Detached House in the village of Hermon on the outskirts of Crymych. The property comprises: Entrance Hall, Living Room, Dining/Sitting Room, Kitchen, Landing, Three Bedrooms and a Large Bathroom. Externally, the property benefits from a Detached Garage/Workshop, Two Driveways and a Good Sized Garden.

The property requires some updating and is an ideal opportunity for someone to put their own stamp on it. No Forward Chain.

Situation

At OS Grid Ref: SN 209318, in the rural village of Hermon, within 2 miles of the larger North Pembrokeshire village of Crymych (Junior & Secondary Schools, Convenience Store, Butcher, Chemist, Petrol Station, etc.) and 11 miles from Cardigan.

Description

Tegfan is a detached two storey dwelling of mixed solid stone and cavity blockwork construction, under tile roof, with mixed material windows and doors.

Entrance Lobby

Living Room 16'7" x 14'9" (5.05m x 4.50m)



2 x double panel radiators.

"L" Shaped Living/Dining Room 22'9" x 16'5" max (6.93m x 5.00m max)



3 x windows, 2 x double panel radiators.

Kitchen 10' x 5' (3.05m x 1.52m)



Having a range of wall and base units with worktop surfaces, stainless steel single drainer sink unit, radiator, pantry under the stairs.

FIRST FLOOR

Landing

2 x Velux window, 2 x radiators, built-in storage.

Bedroom One 13' x 12'6" (3.96m x 3.81m)



Louvered door airing cupboard.

Bedroom Two 14' x 7'3" (4.27m x 2.21m)



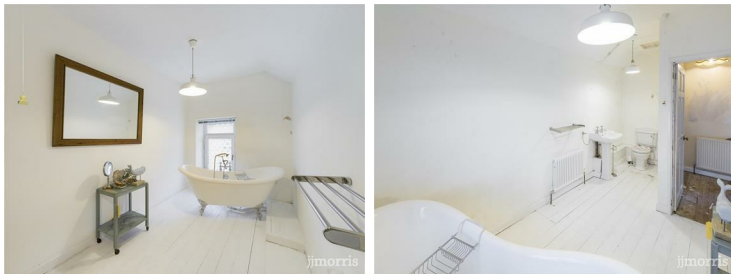
Double panel radiator.

Bedroom Three 8'7" x 7'8" (2.62m x 2.34m)



Velux window.

Bathroom 16'7" x 7'2" max (5.05m x 2.18m max)



Radiator, roll top bath, close coupled WC, pedestal wash basin.

Externally



External boiler house with Fire Bird oil fired boiler. Garden Store, lean-to, oil fuel tank, double gated driveway, rear lawn area.

Garage 30' x 14' (9.14m x 4.27m)

Corrugated iron walls under corrugated sheet roof, up-and-over roadside door, personnel door to side.

Services, etc.

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

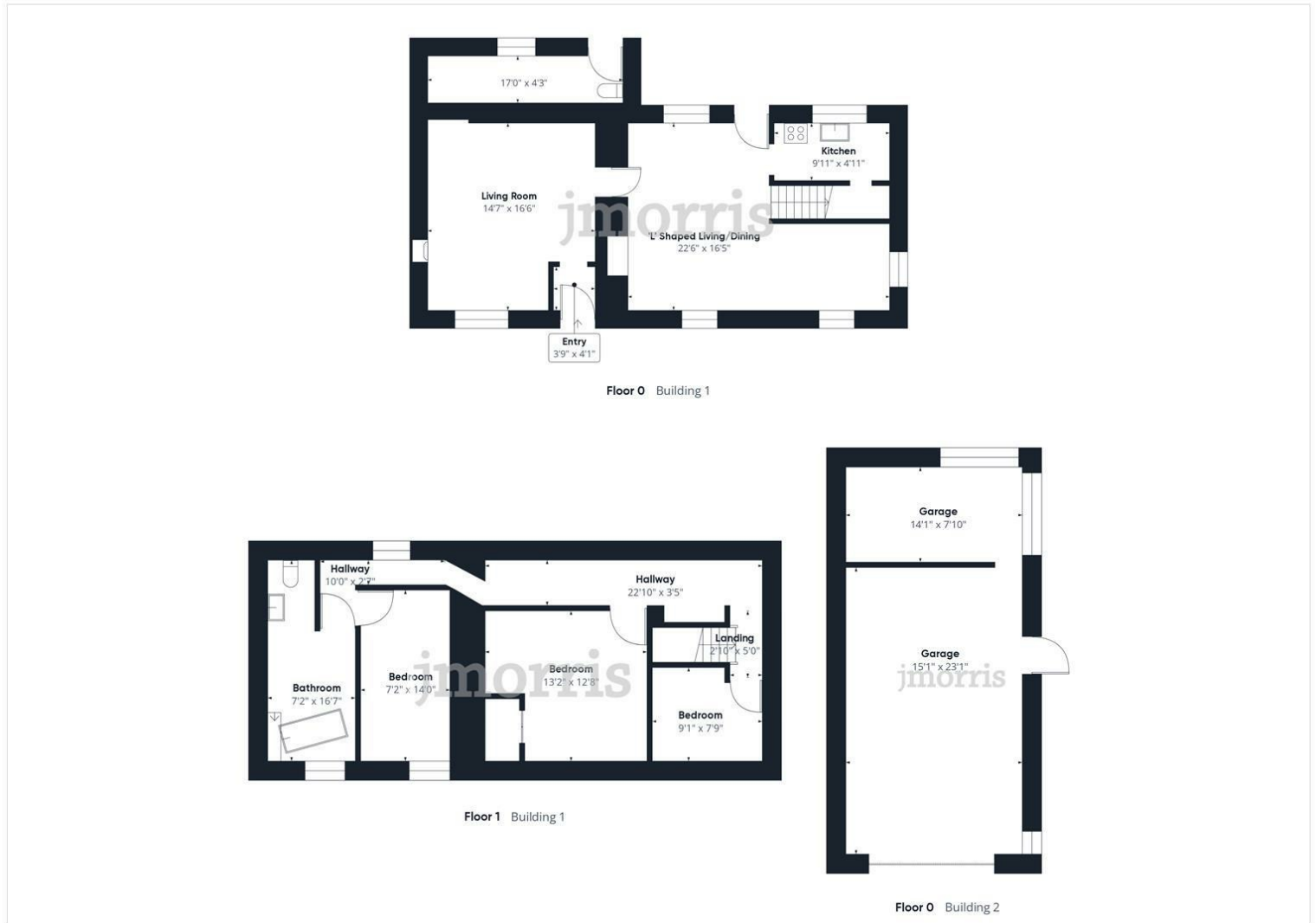
Local Authority - Pembrokeshire County Council

Property Classification - Band E.

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///runner.hazel.gaze

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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