

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Pembrokeshire

ref: LW/AMS/04/25/OK_LW
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. 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. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

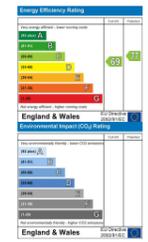
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Pen y Fan Hermon, Glogue, Pembrokeshire, SA36 0DU

- Detached House
- Two Reception Rooms
- Detached Garage
- Ample Off-Road Parking
- Oil Central Heating
- Six Bedrooms
- Well Presented
- Enclosed Rear Garden
- 1.9 Miles to Schools & Amenities
- EPC Rating: C

Offers In The Region Of £359,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





A beautifully presented six-bedroom detached property located in the charming rural village of Hermon, just 13.6 miles from the bustling market town of Cardigan and 14 miles from the vibrant town of Narberth. This versatile home benefits from two reception rooms, a rear enclosed garden and off-road parking. Offering spacious and flexible accommodation, it is ideally suited for use as a family residence or a multigenerational home.

The accommodation briefly comprises, on the ground floor: an entrance hallway with doors leading to the kitchen, living room, and snug. The spacious living room, approximately 6.78m in length, features a wood-burning stove and benefits from windows to both the front and rear, allowing for plenty of natural light. A glazed internal door connects the living room to the second reception room — the snug — a cosy space overlooking the rear garden through glazed patio doors. The kitchen is fitted with matching wall and base units, includes a dining area, and provides access to the utility room. This practical space offers plumbing for a washing machine, a sink, wall-mounted cabinets, and a door leading to the downstairs W/C.

From the hallway, a staircase leads to the first floor where you'll find a galleried landing, a family bathroom complete with a separate bath and shower, and four bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining three bedrooms each feature fitted wardrobes. A further staircase rises to the second floor, where a landing with a Velux window offers distant views of the hills and surrounding landscape. Two additional double bedrooms are located on this level, providing flexible living or guest accommodation.



Externally, the property is set back from the road and offers ample off-road parking for several vehicles, leading to a detached garage with power and lighting—ideal for potential conversion (subject to planning consent). The front features a paved path leading to the front door, sheltered by a covered porch. Pathways on either side of the house provide access to the rear garden, which is mainly laid to lawn and includes a patio seating area and a greenhouse—an ideal spot to unwind and enjoy the outdoors.

Book your viewing today to truly appreciate all the wonderful features this home has to offer!

The popular town Crymych is close at hand being about 2 miles away with everyday shops, secondary and primary schools. Crymych is also known as the capital of Preseli, the area around the impressive Preseli Mountains that are part of the famous Pembrokeshire Coast National Park with its miles of stunning walks and beaches. The A478 road is close at hand providing quick access to other neighbouring towns with Cardigan about 11 miles and Narberth about 14 miles. National railway connections are also available at Narberth and Clynderwen. The A40 is about 13 miles to the south that connects you to the rest of South Wales via the M4 and beyond.

DIRECTIONS

From Cardigan, take the A478 Narberth/Tenby road. When you reach the village of Crymych, take a left turn sign-posted Hermon/Llanfyrnach. Take this turn and stay on this road until you reach the junction (approx 2 miles). At the junction, turn right, continue along the road for a short distance and the property will be found on your right hand side, denoted by our for sale board. What three words - ///hillside.presides.taller



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

