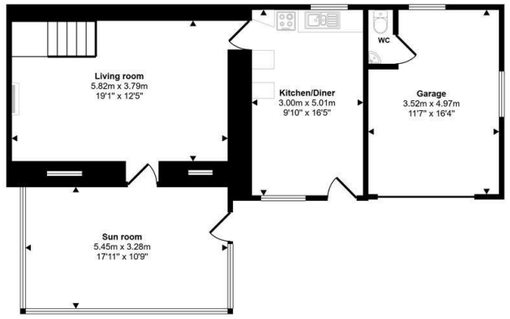
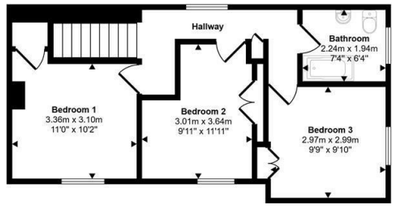
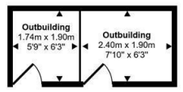
Approx Gross Internal Area
138 sq m / 1485 sq ft



Ground Floor
Approx 82 sq m / 887 sq ft



First Floor
Approx 47 sq m / 510 sq ft



Outbuildings
Approx 8 sq m / 88 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'D' Pembrokeshire

ref: LW/AMS/08/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
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https://www.facebook.com/westwalesproperties/

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

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- Detached House
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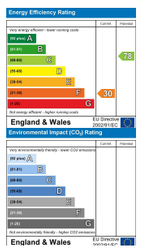
- Lawned Grounds to Front
- Views Over Surrounding Countryside
- Oil Central Heating
- Three Bedrooms
- Attached Garage
- Driveway Entrance & Ample Parking
- No Onward Chain
- EPC Rating: F



Offers In The Region Of £370,000

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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

Owned by the same family for over 80 years, this charming detached three-bedroom home exudes warmth, character. Comprising of three double bedrooms, a sun room a sweeping driveway and wonderful views over the adjoining countryside it offers the next owners an exciting opportunity to modernise and create a home truly their own. Located in the rural village of Hermon in North Pembrokeshire it is well situated for reaching the towns of Crymych, Cardigan, and Haverfordwest and the Pembrokeshire Coastline!

The accommodation briefly comprises, on the ground floor: a kitchen with space for dining, fitted with a range of wall and base units, an electric oven and hob, and an oil-fired Rayburn. A glazed door leads through to the living room, a cosy space featuring a charming fireplace with wooden surround and two front-facing windows. From here, another glazed door opens into the bright and inviting sunroom — a wonderful space for dining or entertaining, offering views over the front garden and the adjoining countryside. A further door from the sunroom provides direct access to the front parking area and garden.

From the living room, a staircase rises to the first-floor landing, where you will find three well proportioned double bedrooms, each with built-in storage. Two of the bedrooms enjoy far-reaching views over the front of the property and the surrounding landscape. The family bathroom is fitted with a three-piece suite, complemented by tiled walls and a side-facing window.

The attached garage is a versatile and practical space, featuring an up-and-over door, lighting, and power, as well as space and plumbing for a washing machine. It also benefits from a useful WC with tiled walls.

Externally, the property is approached from the main road via a gravel driveway, owned by the property and shared with one neighbour. A gated tarmac parking area to the front provides ample parking and turning space. The gardens include two separate lawned areas planted with an array of mature shrubs and flower borders, along with a stone patio leading from the sunroom. A small brick outbuilding offers convenient bin and log storage.

This is a rare opportunity to acquire a much-loved home in a beautiful countryside setting, with the potential to tailor it to your own style and needs — a place where charm, space, and setting combine to create a truly special lifestyle.

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 for approx 2 miles and just before you reach the village of Hermon you will see a right turn denoted by For Sale sign - this is the drive to the property, proceed down this drive to the front of the house. What 3 Words Reference - ///oasis.hinders.elections

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