

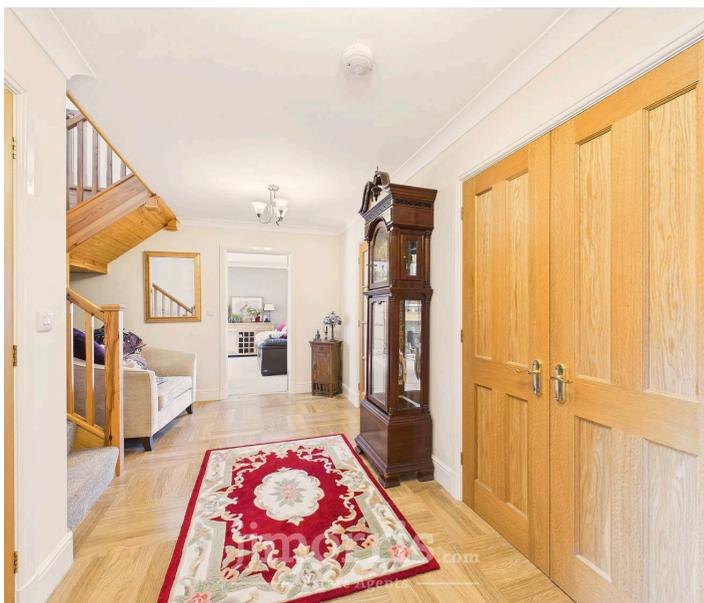


8 Parc Yr Eos, Hermon – SA36 0EA

£425,000 Freehold

An immaculate and stylish four/five bedroom home in the rural village of Hermon, approximately 13.6 miles from Cardigan and 14 miles from Narberth. Offering oil central heating, ample off-road parking and beautifully presented, versatile accommodation—ideal for family living. The ground floor comprises an entrance porch, spacious hallway with cloakroom, a generous lounge with feature fireplace and patio doors to the rear garden, study/optional bedroom, utility room, and a modern open-plan kitchen with island leading to a dining area and garden room enjoying countryside views. Upstairs offers a galleried landing, family bathroom, and four double bedrooms, including a master with walk-in wardrobe, with two further bedrooms benefiting from en-suites. Externally, a gravel driveway provides ample parking and leads to a detached garage. The South West facing rear garden is mainly laid to lawn with a patio seating area, outdoor power points, and attractive countryside views.

Council Tax band: F. Tenure: Freehold



Entrance

uPVC door to:-

Porch

Wood effect laminate flooring, radiator, uPVC double glazed window, wooden glazed door to:-

Hallway

Wooden flooring, radiator, store cupboard, doors to:-

Sitting / Study Room

Radiator, uPVC double glazed window, coved ceiling, with the potential to be a fifth bedroom if required.

Utility

Range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, storage cupboard, tiled flooring, uPVC door to garden.

WC

WC, hand wash basin with tiled splashback, tiled flooring, radiator, coved ceiling.

Kitchen

Having a range of wall and base units with marble effect worksurface over, Range Master cooker with extractor unit over, double sink with stainless steel mixer tap over, kitchen island with marble effect worktop with storage unit and built-in wine rack under, tiled floor, uPVC double glazed windows, radiator. Archway to:-



Dining Room

Wood effect laminate flooring, radiator, coved ceiling.

Sun Room

Wood effect laminate flooring, radiator, uPVC double glazed windows and double doors opening to rear patio area.

FIRST FLOOR

Landing

Radiator, uPVC double glazed windows, coved ceiling, loft hatch, doors to:-

Master Bedroom

Radiator, uPVC double glazed windows, coved ceiling, door to:-

En-Suite

Hand wash basin, WC, shower, tiled walls, tiled floor, towel rail, uPVC double glazed window.

Walk-in Wardrobe

Radiator, clothes rail with overhead storage.

Family Bathroom

Hand wash basin with built-storage unit, WC, shower, bath, tiled walls, tiled floor, towel rail, uPVC double glazed window, airing cupboard.

Bedroom Two

Radiator, uPVC double glazed window, coved ceiling, door to:-





En-Suite

Shower, WC, hand wash basin, tiled floor and walls.

Bedroom Three

Radiator, uPVC double glazed windows, coved ceiling.

Bedroom Four

Radiator, uPVC double glazed windows, coved ceiling.

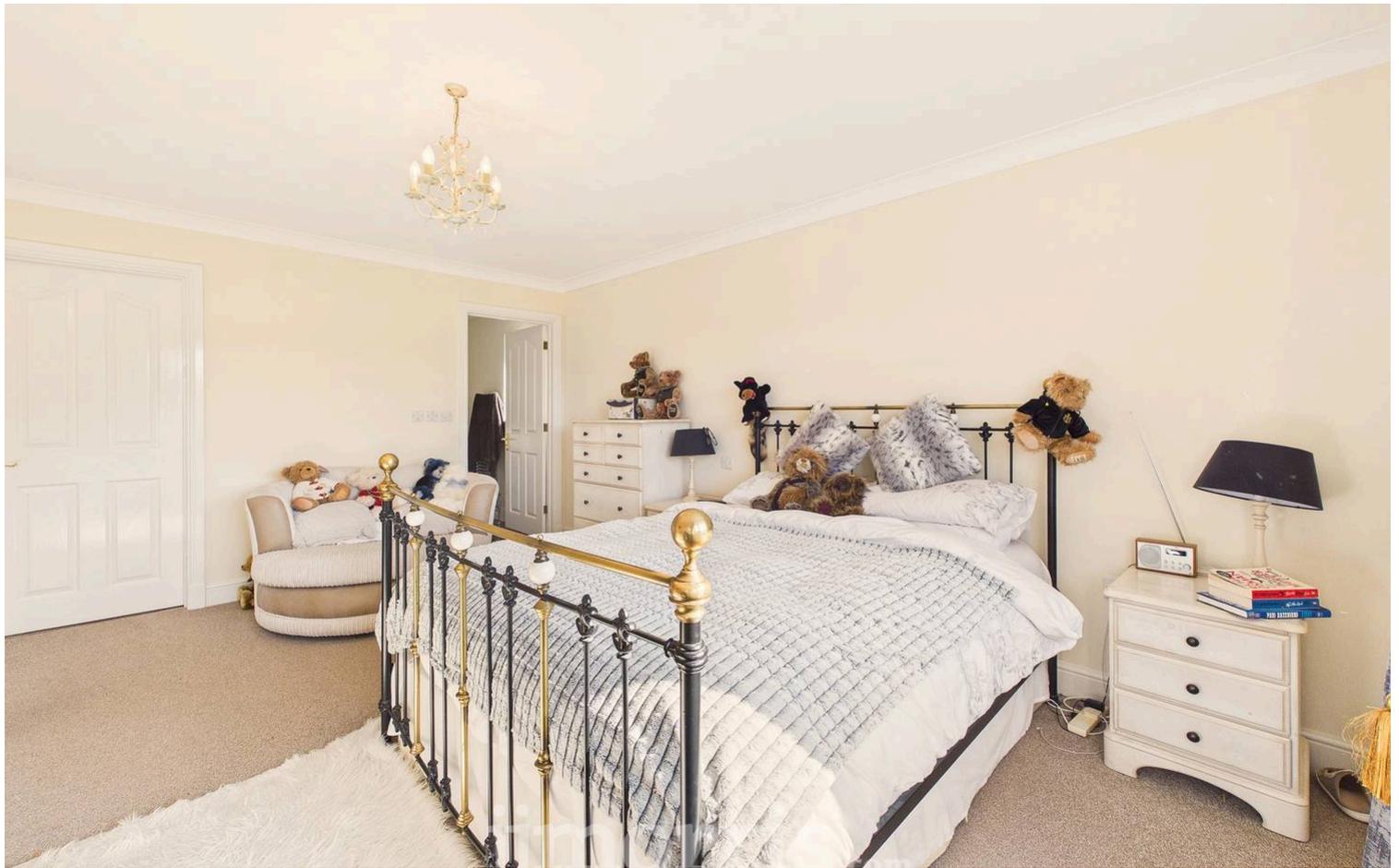
Utilities and Services

Heating - Oil Central Heating Electric - Mains Water -
Mains Drainage - Drainage Local Authority -
Pembrokeshire County Council Council Tax - Band F
What3Words - [///beyond.fatigued.mountain](https://www.what3words.com/#!/beyond.fatigued.mountain)

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 standard, superfast and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 8mbps download, Superfast 20mbps upload and 80mbps download, and Ultrafast 950mbps upload and 950mbps 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.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor O2 - Good outdoor Vodafone. - Good outdoor 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.



GARDEN

Gravel driveway with ample parking for several vehicles, garage with roller door and uPVC personnel door. To the rear there is a paved patio area and steps to lawned area with summer house.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

You can include any text here. The text can be modified upon generating your brochure.

