



Blaen Pistyll, Glogue, SA36 0DT
Offers in the region of £175,000



CARDIGAN
BAY
PROPERTIES
EST 2021



3



1



2



E



- Character Home
- In need of some modernisation
- 2.3 Miles to Crymych
- 2 Lounges both with open fireplaces
- Spacious kitchen/diner
- 2 double bedrooms and a box room
- Rural village location
- Multi Fuel Rayburn range
- 20 Min Drive to Cardigan Town
- EPC Rating : E



About The Property

Nestled in the charming village of Hermon, Glogue, this delightful 3-bedroom house offers a wonderful opportunity for those seeking a project to make their own. With 2 reception rooms, 2 double bedrooms, a single box room, and 1 bathroom, this property is brimming with potential. The small rural village of Hermon is an ideal place for exploring the surrounding Preseli Hills in Pembrokeshire, West Wales. Only a short drive to Crymych, located on the A478 road connecting Cardigan with Tenby and offers a range of local amenities such as convenience stores, a filling station, chemists, butchers, primary and secondary schools, etc. The larger towns of Cardigan, Newcastle Emlyn and Narberth are within easy driving distance and the stunning coastline of Cardigan Bay.

As you step inside, you are greeted by 2 cosy lounges accessed from the entrance hall, both adorned with inviting open fireplaces, perfect for creating a warm and homely atmosphere during the colder months. The spacious kitchen diner is ideal for hosting family and friends, with ample space for dining and entertaining. The kitchen boasts a multi-fuel Rayburn which runs the central heating and hot water adding a touch of character to the heart of the home, it also has a range of base and wall units, a sink and a drainer overlooking the rear elevated patio area.

Also on the ground floor, you will find the family bathroom, complete with a bath, sink, shower with enclosure and a w/c, providing convenience and functionality for everyday living. With a little modernising, this cottage has the potential to be transformed into a stunning residence that perfectly blends traditional charm with contemporary comforts.

Continued

Externally this home benefits from a side entrance as well as the front door, From the side entrance is an enclosed area, an ideal storage room and it has space and plumbing for a washing machine, with an additional sink with a drainer so has also been used as a utility room. To the rear of the property is a concrete patio area an ideal space for relaxing and al-fresco dining.

property in Hermon. Embrace the chance to create a cosy home. Contact us today to arrange a viewing and unlock the possibilities that this house has to offer.

Entrance Hall
7'10" x 4'4"

Lounge 1
13'0" x 9'2"

Lounge 2
12'11" x 8'9"

Inner Hallway
8'9" x 3'7"

Don't miss this opportunity to put your stamp on this characterful

Bathroom

7'6" x 7'1"

Kitchen/Dining Room

18'6" x 24'9" (max)

Landing

7'10" x 4'4" (max)

Bedroom 1

12'10" x 9'7"

Bedroom 2

12'11" x 9'1"

Bedroom 3 / Box room

7'8" x 4'9"

Side Utility Room

15'3" x 5'5"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire

County Council

TENURE: FREEHOLD

PARKING: On-Street Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Solid Fuel \Raybern Range that heats the radiators and the hot water, there is also an additional immersion heater for the hot water.

BROADBAND: Not Connected PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

MOBILE SIGNAL/COVERAGE INTERNAL: Limited Signal Available, please check network providers for availability, or

please check OfCom here - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

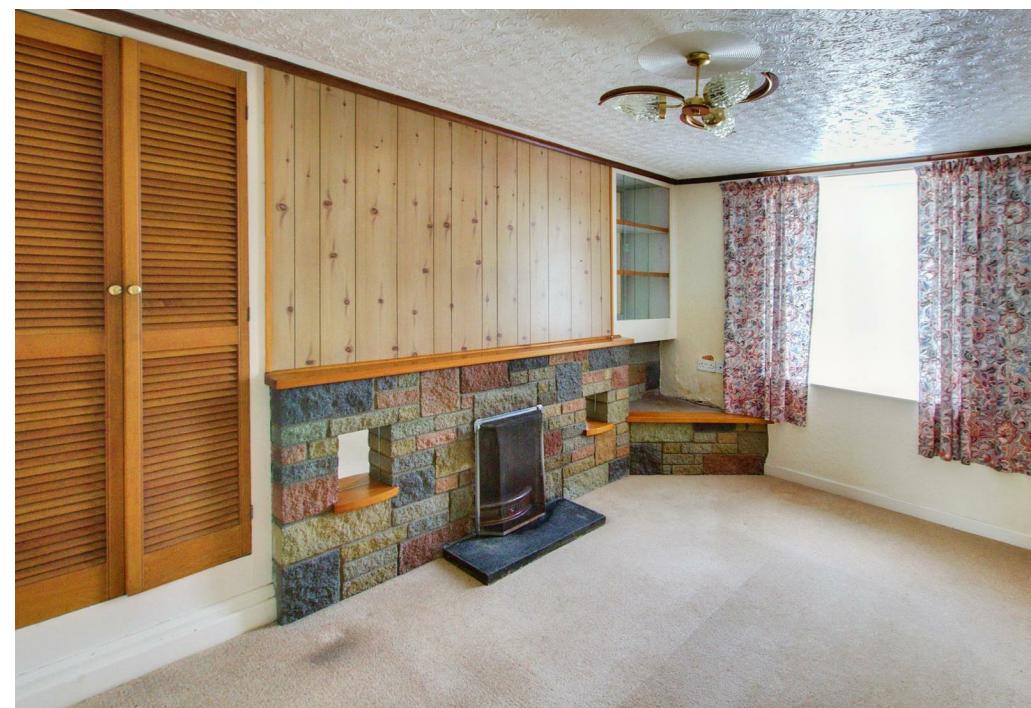
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface

Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised us that there is planning consent for 19 detached residential dwellings across the road to the right of this home, further information regarding the planning application can be found on the





Pembrokeshire County Council website, planning reference number: 18/1258/PA.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please ensure you read the important essential information regarding this property, the garden to the rear is a concrete patio area.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

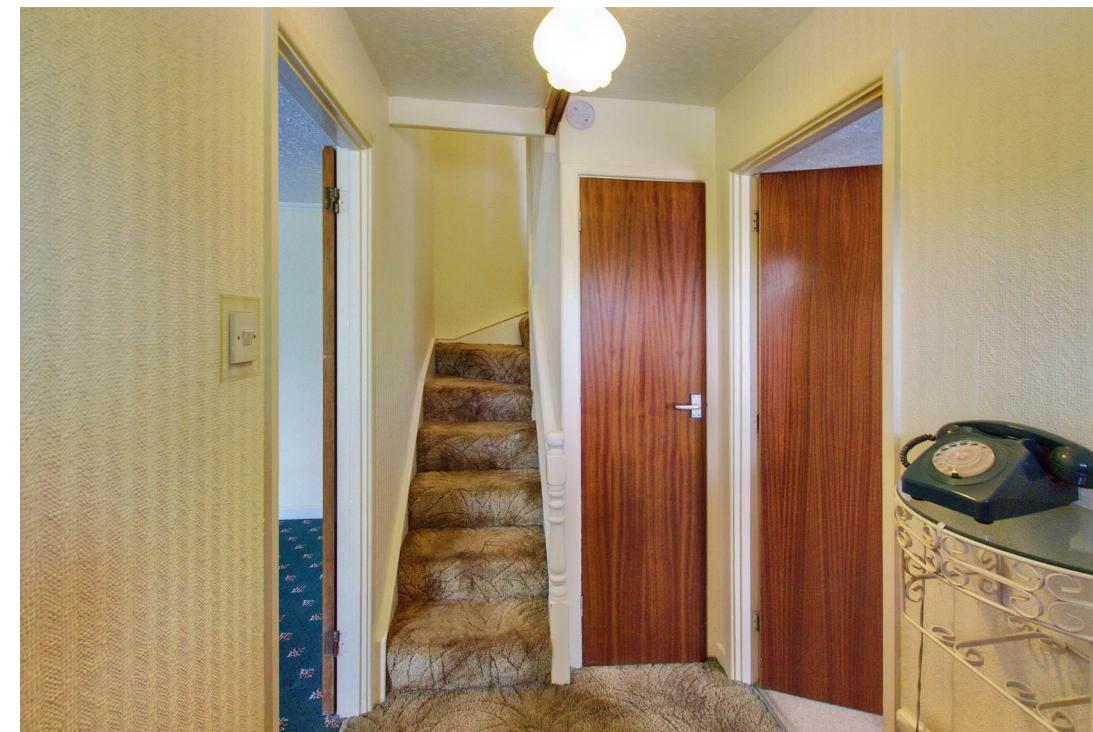
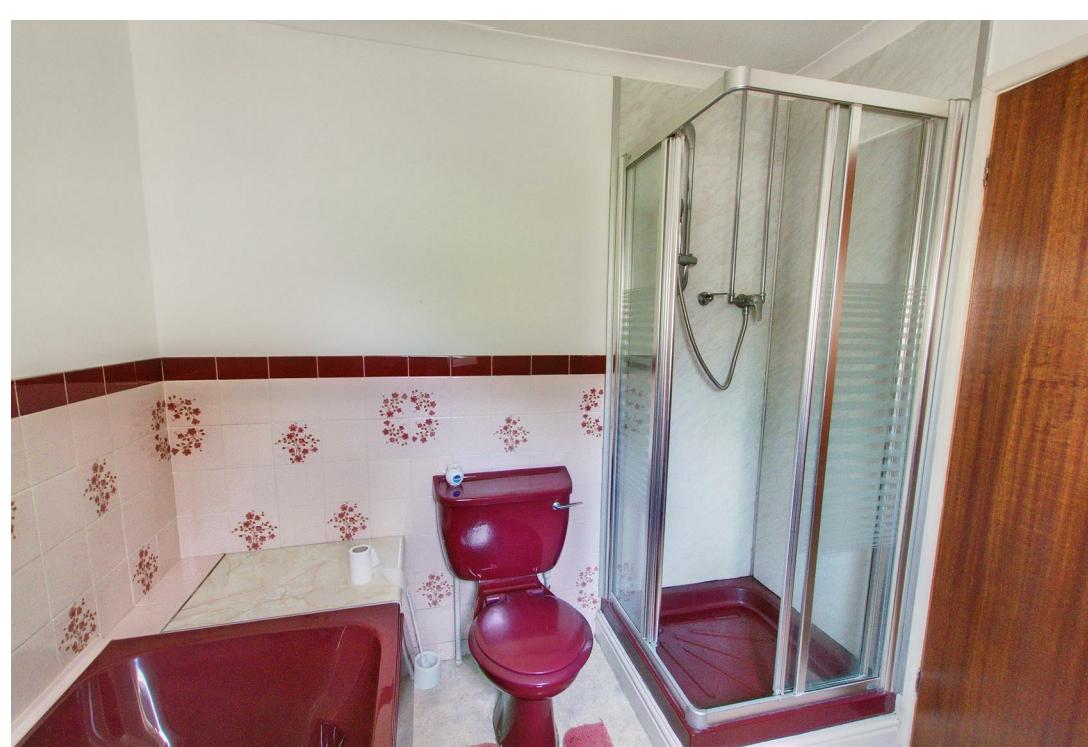
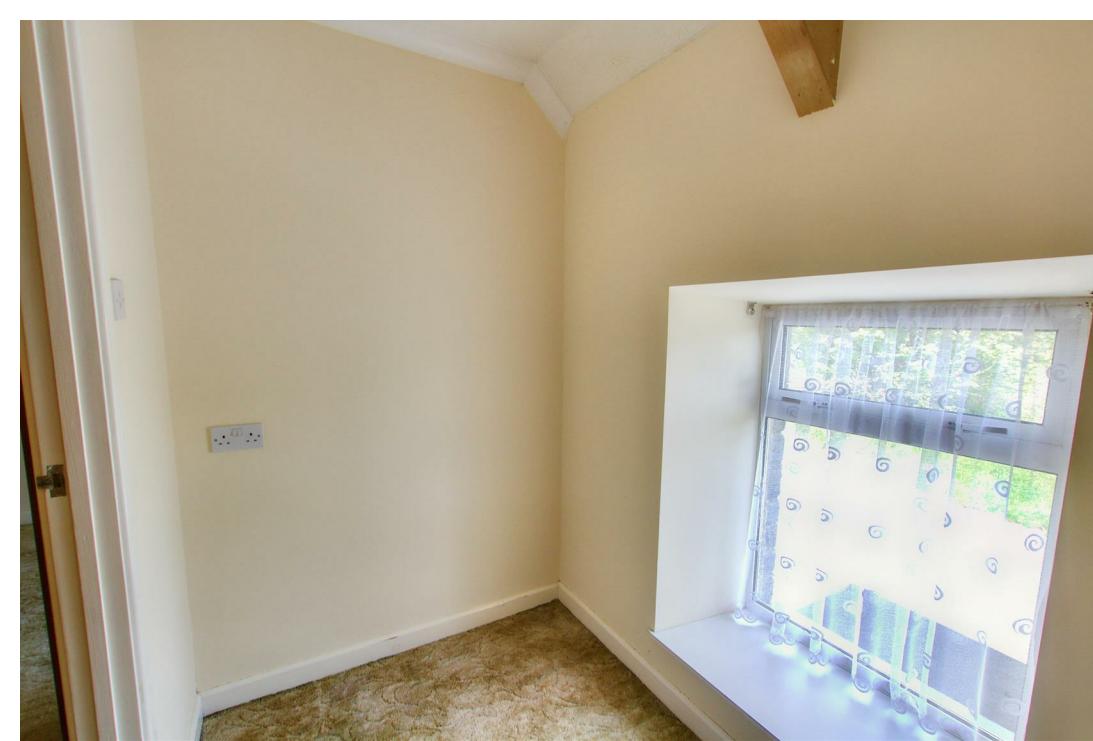
MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money

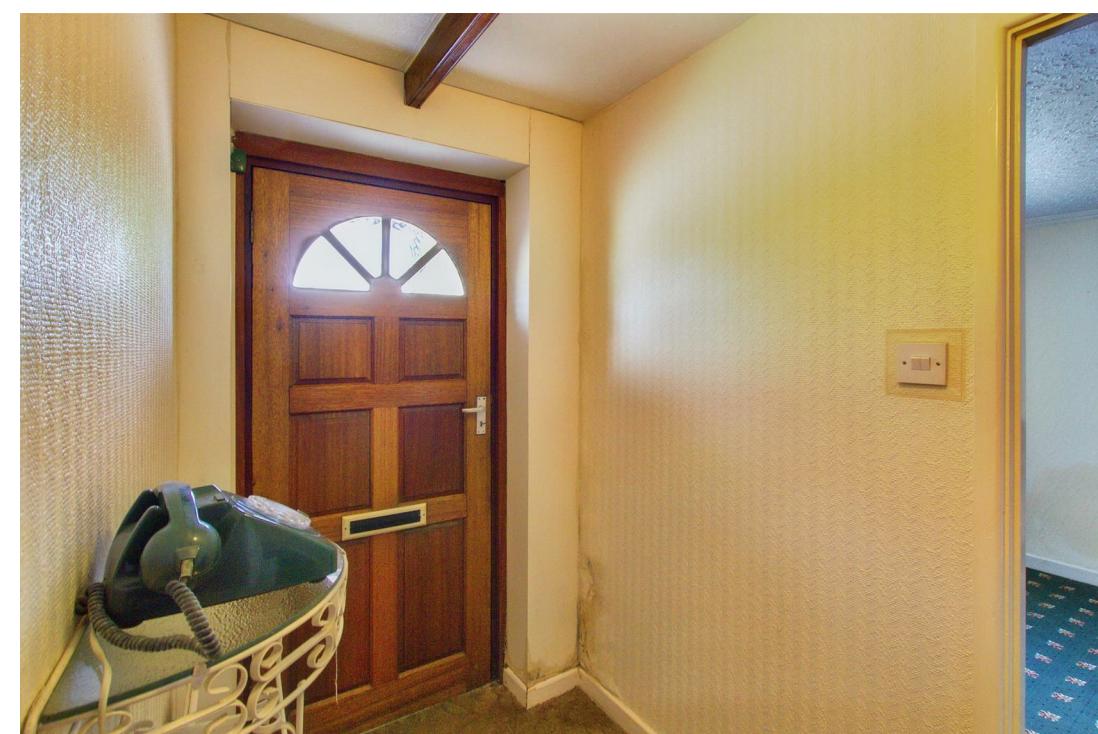
Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/05/24/TR/OK

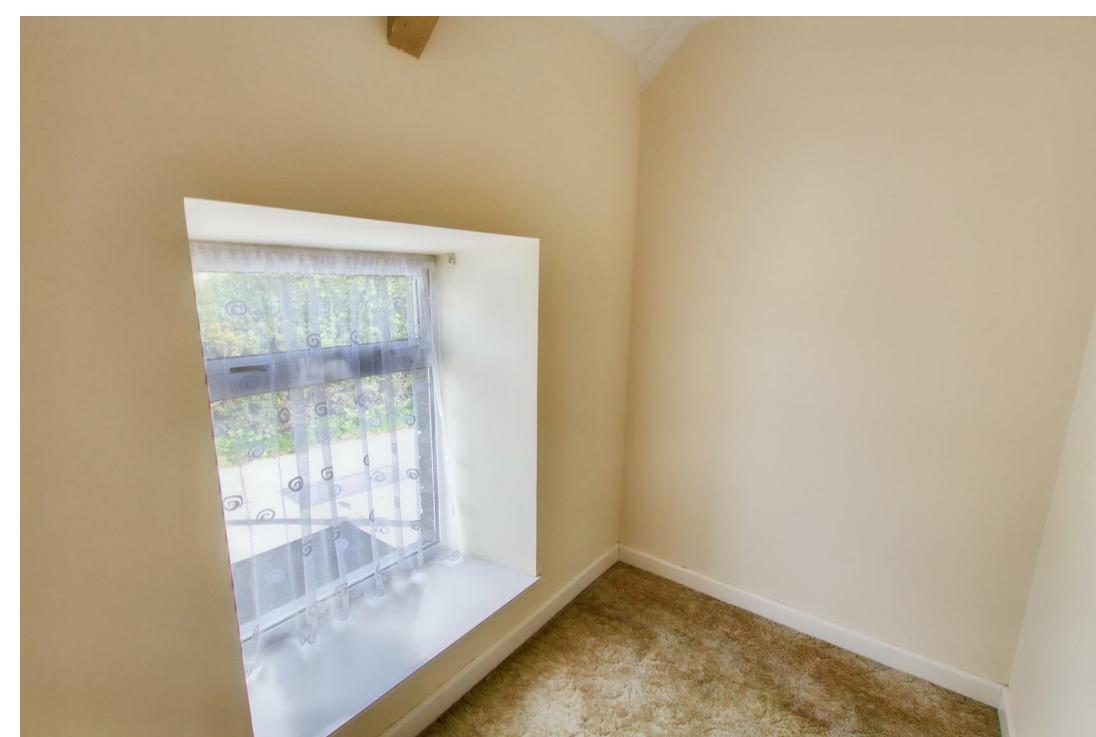
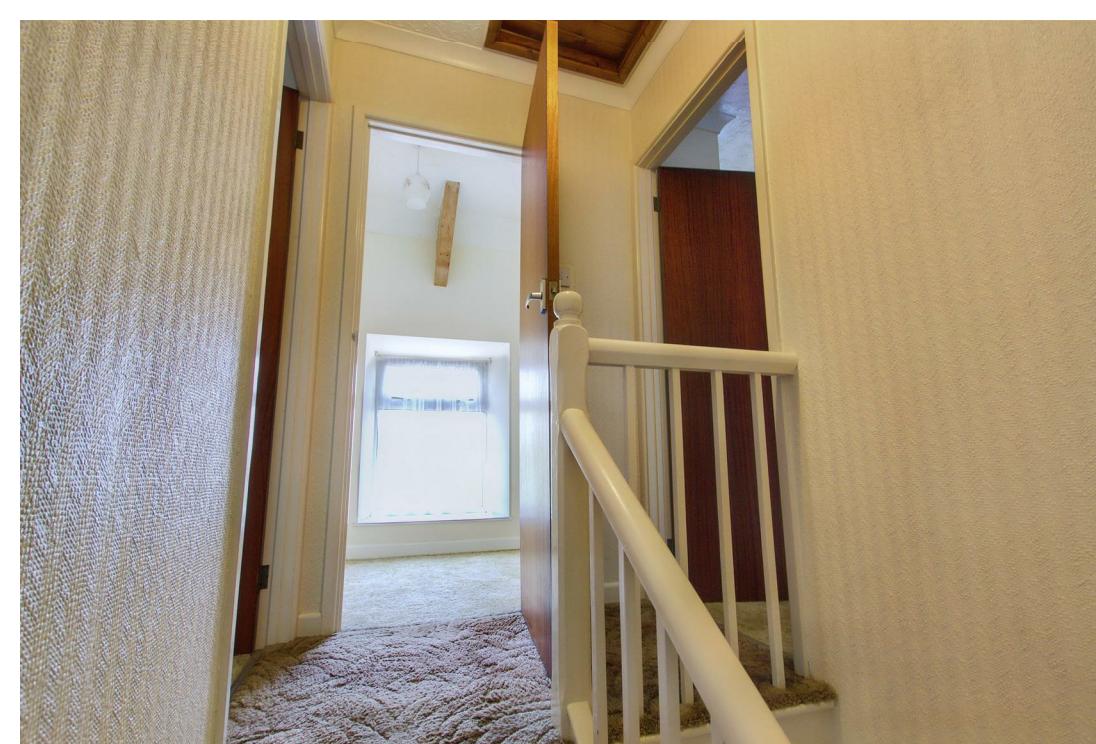














DIRECTIONS:

From Cardigan head out on the A478 heading to Crymych. When you arrive in Crymych carry on through the village until you reach the secondary school on the left-hand side, turn left here and head for Hermon. Once you reach the village of Hermon, turn left at the T junction, continue a short distance and the property is located on your right, denoted by our for sale board.

INFORMATION ABOUT THE AREA:

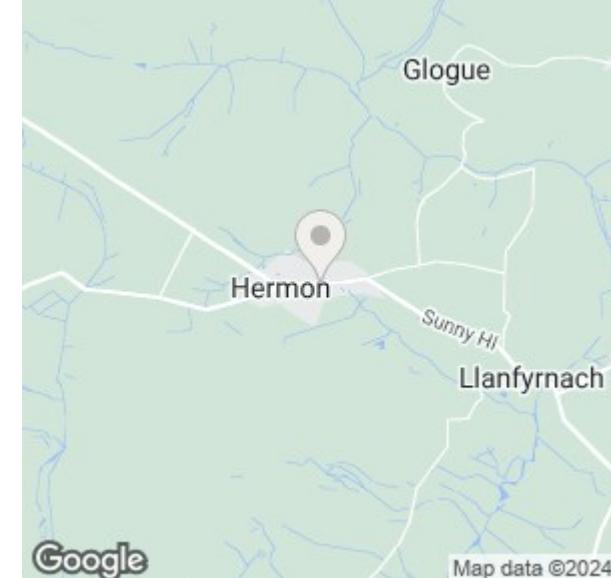
Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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