

4 Courtfield Drive, Simpson Cross SA62 6EQ



Offers In Excess Of £450,000



R K Lucas & Son are delighted to offer to the market this substantial detached dormer bungalow set to the edge of the village of Simpson Cross. The property offers flexible accommodation with the possibility of a separate annexe, ideal for multi-generational living or as a source of letting income. The property briefly comprises 3 reception rooms, 5 bedrooms, 3 bathrooms, kitchen, utility and separate WC and has the benefit of a double garage, plentiful off-road parking and a large garden extending to just under half an acre.

Simpson Cross itself sits between the County town of Haverfordwest and the Cathedral City of St Davids, on the border of the Pembrokeshire Coast National Park. The vast sandy beach at Newgale is only a few miles Northwest whilst the range of amenities and facilities in Haverfordwest are only few miles Southeast.

The property further benefits from 16 solar panels which provide electricity, drastically reducing running costs. A generous index-linked feed-in tariff and battery storage system are available by separate negotiation.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Covering the whole of Pembrokeshire from
offices in Haverfordwest and Milford Haven.

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Porch
Timber panelled entrance door, tiled flooring, dual aspect uPVC double glazed windows

Hallway
Glass panelled internal entrance door, fitted carpet, under-stairs storage

Cloakroom
Close coupled lavatory, vanity hand basin, tiled flooring

Office/Bedroom
Double bedroom currently utilised as an office with fitted carpet, uPVC double glazed window to front

Kitchen
Matching base and wall units with contrasting work surface, 1.5 bowl single drainer sink, electric double oven, hob and extractor, plumbing for appliances, dual aspect uPVC double glazed windows, tile effect cushion flooring

Sun Room
Aga, timber framed double glazed units throughout, tile effect cushion flooring, base and wall units, double doors to decking area

Living Room
Fireplace with decorative surround, triple aspect uPVC double glazed windows, fitted carpet

Inner Hallway
Fitted carpet

Bedroom
Double bedroom with fitted carpet, uPVC double glazed window to rear

Bathroom
Roll top bath, close coupled lavatory, vanity hand basin, shower in double cubicle, part tiled walls, tiled flooring, 2 x uPVC frosted double glazed windows to rear

Bedroom
Double bedroom with fitted carpet, uPVC double glazed window to front

Living Room
Wood burner, fitted carpet, open plan to...

Hallway
uPVC double glazed units throughout, glazed rear entrance door, fitted carpet

Utility
Matching base and wall units with contrasting work surface, single drainer sink, tiled flooring, panelled walls, double glazed window to rear

Landing
Currently utilised as office space with fitted carpet, skylight, eaves storage, airing cupboard, loft access

Bedroom
Double bedroom with walk-in wardrobe, fitted carpet, dual aspect uPVC double glazed windows, eaves storage

En-suite Bathroom
Corner bath, close coupled lavatory, pedestal hand basin, fitted carpet, frosted uPVC double glazed window to front

Bedroom
Double bedroom with dual aspect uPVC double glazed windows, fitted carpet, eaves storage

En-suite Shower Room
Electric shower in cubicle, pedestal hand basin, close coupled lavatory, tiled flooring, tiled walls

Attic Space
Easily accessed via the landing and providing significant storage space

Double Garage
2 x up & over doors, biomass boiler, battery storage for solar panels

Outside
The property sits with a plot extending to approximately 0.44 acres

comprising a gravelled driveway, lawn, two raised decking (one with outdoor kitchen area), four raised vegetable beds, natural meadow area, and array of mature trees and shrubbery.

General Notes
Tenure: Freehold
Services: Mains electricity, water and drainage are connected along with a biomass boiler and 16 solar panels (battery storage system available by separate negotiation)
Council Tax Band: G
Local Authority: Pembrokeshire County Council

Mobile Coverage: Available from a range of providers
Broadband Speed: Ultrafast available
BUYERS SHOULD MAKE THEIR OWN ENQUIRES WITH OFCOM REGARDING MOBILE & BROADBAND COVERAGE

Viewing: By appointment with R K Lucas & Son

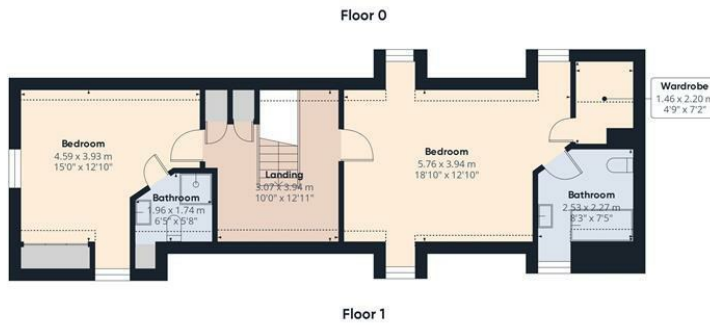
Feed-in tariff
Available by separate negotiation - feed-in tariff (tax free) until 2036 providing good returns. The current owners received payments totalling £2,662.16 in 2024 and this is expected to increase annually up to approximately £3,048.42 for the year 2036.





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www.rklucas.co.uk





Approximate total area¹⁸
 276.39 m²
 2975.02 ft²

Reduced headroom
 7.32 m²
 78.84 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

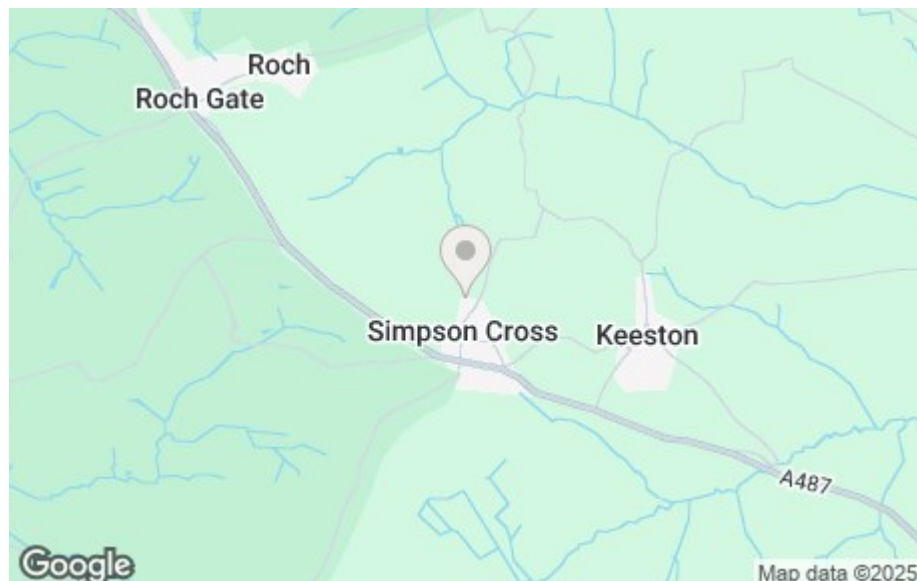
Calculations are based on RICS IPMS 3C standard.

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From Haverfordwest take the A487 towards St David's. Stay on this road until you reach Simpson Cross (approximately 5 miles). Take a right at the cross roads onto Cuffern Road then take the third left hand turning into Courtfield Drive. No. 4 is in the far corner of the cul-de-sac set back from the road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.