

Godre'r Mynydd, Rosebush, SA66 7QU



Offers In The Region Of £400,000



Welcome to this substantial 4-bedroom detached home, perfectly situated in the heart of the picturesque village of Rosebush, offering breath-taking views of the Preseli Mountains.

This generously sized property provides the ideal blend of rural charm and modern comfort, making it a perfect family home or countryside retreat. Set within a peaceful and scenic location, the house enjoys spacious living areas, well-proportioned bedrooms, and a beautiful outdoor space where you can fully appreciate the stunning mountain vistas.

Set within the heart of Pembrokeshire's countryside, Rosebush is renowned for its charm and unspoiled landscapes. Whether you're an avid walker, nature enthusiast, or simply someone who appreciates a scenic backdrop, this location offers it all.



**RK & son
Lucas**
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Hallway

Tiled flooring, uPVC front door with double glazed uPVC window to the side

Living Room

Fitted carpet, double glazed uPVC window to the front and double glazed uPVC patio doors to the garden

Kitchen

Vinyl flooring, matching base and wall units, single drainer sink, double glazed uPVC window to the rear

Inner hallway

Fitted carpet, uPVC door with glass panel insert, pantry

Dining Room

Fitted carpet, double glazed uPVC window to the side, double glazed patio doors to the garden, door to storage room with boiler

Study

Tiled flooring, double glazed uPVC window to the front

WC

Vinyl flooring, double glazed uPVC window to the front, low flush toilet, hand basin,

Landing

Fitted carpet, double glazed uPVC window to the front

Master Bedroom

Fitted carpet, double glazed uPVC window to the rear, double glazed uPVC window to the side

En-suite

Vinyl flooring, double glazed uPVC window to the front, heated towel rail, low flush toilet, hand basin, shower in cubicle

Bedroom 2

Timber flooring, double glazed uPVC window to the front, built in wardrobes, built in sink and storage

Bedroom 3

Fitted carpet, double glazed uPVC window to the front

Bedroom 4

Fitted carpet, double glazed uPVC window to the rear, built in sink and storage

Bathroom

Vinyl flooring, double glazed uPVC window to the front, raised bath, hand basin, low flush toilet, shower in cubicle

Outside

To the front of the property a pathway leads to the front door surrounded with mature plants and shrubbery.

To the rear is an extensive garden with mature trees and shrubbery, patio

area and lawns and boasts stunning views of the lake and Preselli mountains. To the side a gravel driveway provides off-road parking for several vehicles along with a detached garage.

Garage

2 x windows to the side, electric up and over door

Additional Information

Tenure: Freehold

Services: Mains electricity, water & drainage with oil fired central heating Council Tax: Band F

Local Authority: Pembrokeshire County Council

Mobile Coverage: Varied depending on provider

Broadband Speed: Ultrafast available

BUYERS SHOULD MAKE THEIR OWN ENQUIRES WITH OFCOM REGARDING MOBILE & BROADBAND COVERAGE

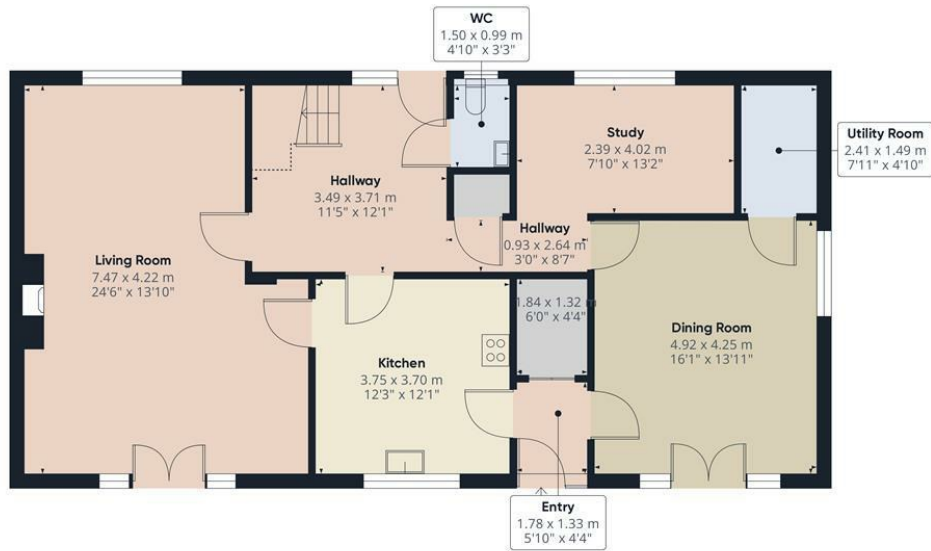
Viewing: By appointment with R K Lucas & Son





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www.rklucas.co.uk





Floor 0



Floor 1

Approximate total area¹⁸

208.69 m²
2246.33 ft²

Reduced headroom

1.99 m²
21.44 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

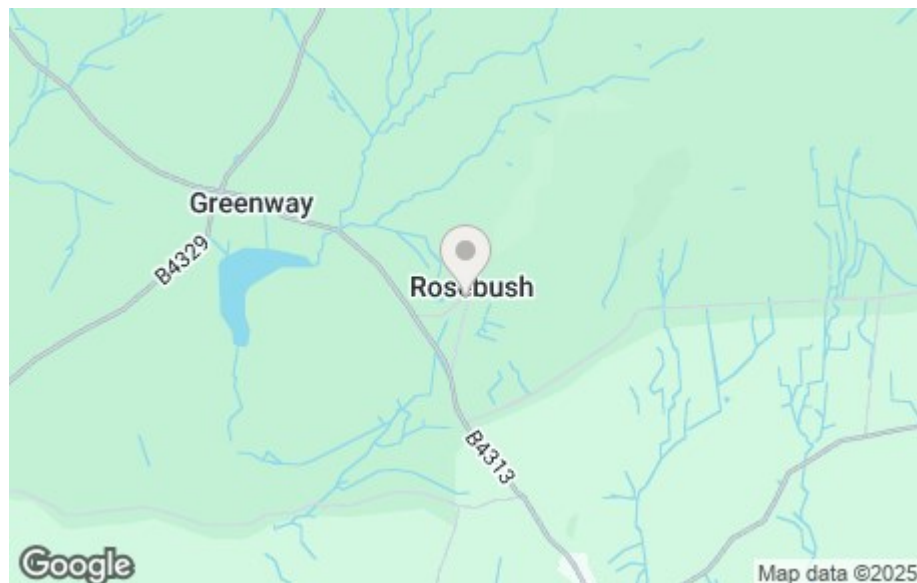
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		
England & Wales	EU Directive 2002/91/EC	



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