



## Offers In The Region Of £280,000



R K Lucas & Son are delighted to offer to the market this beautifully presented 4-bedroom detached family home, nestled in the quiet cul-de-sac of Gatehouse View, Pembroke. Offering spacious, modern living throughout, this immaculate property boasts generous reception areas, a stylish kitchen, 4 bedrooms, 2 bathrooms and separate WC, and benefits from a private rear garden, off-road parking and single garage.

Centrally situated in south Pembrokeshire, Pembroke is a historic town renowned for its medieval architecture and scenic beauty. The town is dominated by the impressive Pembroke Castle, which offers a glimpse into the rich history of the area. An array of amenities are easily accessible within the town and neighbouring port of Pembroke Dock.

Early viewing of this move-in-ready home is recommended.



**R K & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713





#### Hallway

Composite front door, timber flooring, stairs to first floor landing

#### Living Room

Feature fireplace, timber flooring, double glazed uPVC window to front

#### Kitchen / Dining Room

Timber flooring, double-glazed uPVC window to rear, double glazed uPVC French doors to garden, matching base and wall units, integrated oven with electric hob, 1.5 bowl single drainer sink

#### Utility Room

Timber flooring, uPVC door with glass panel insert, plumbing for appliances

#### WC

Timber flooring, double glazed uPVC window to rear, close coupled lavatory, hand basin

#### Landing

Fitted carpet

#### Bedroom 1

Fitted carpet, double glazed uPVC window to front, built-in wardrobe

#### En-suite

Vinyl flooring, corner shower, close coupled lavatory, hand basin, double glazed uPVC window to side

#### Bedroom 2

Fitted carpet, double glazed uPVC window to front

#### Bedroom 3

Fitted carpet, double glazed uPVC window to rear

#### Bedroom 4

Fitted carpet, double glazed uPVC window to rear

#### Bathroom

Vinyl flooring, part tiled walls, bath with shower & screen, close coupled lavatory, hand basin, double glazed uPVC window to rear

#### Garage

Up & over door

#### Outside

A neatly presented driveway offers ample parking and is bordered on one side by gravel. A paved pathway runs alongside the property, providing convenient side access to the rear garden. The garden is fully enclosed and thoughtfully maintained, featuring a patio area ideal for outdoor dining and entertaining.

#### Additional information

Services: All mains services connected

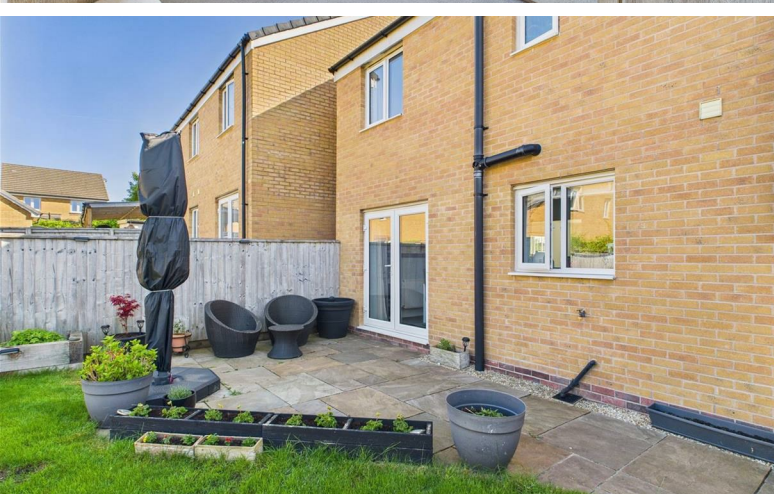
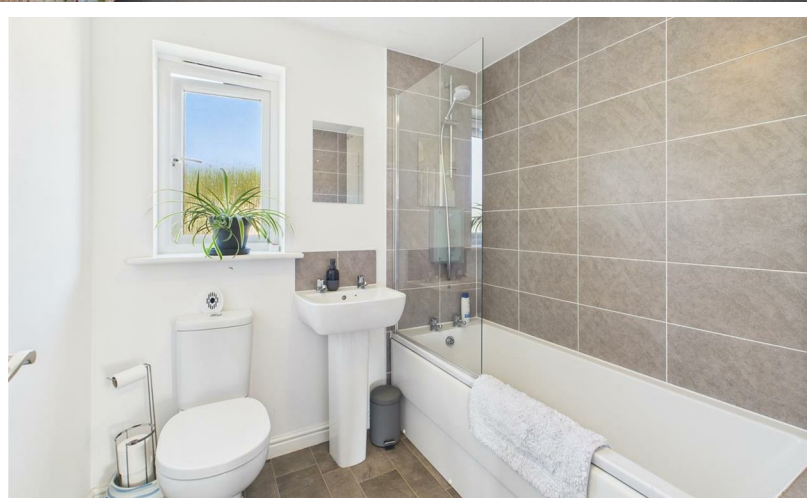
Tenure: Freehold

Local Authority: Pembrokeshire County Council  
Council Tax Band: E

For an indication of mobile and broadband speeds and supply of coverage we recommend visiting Ofcom checker.



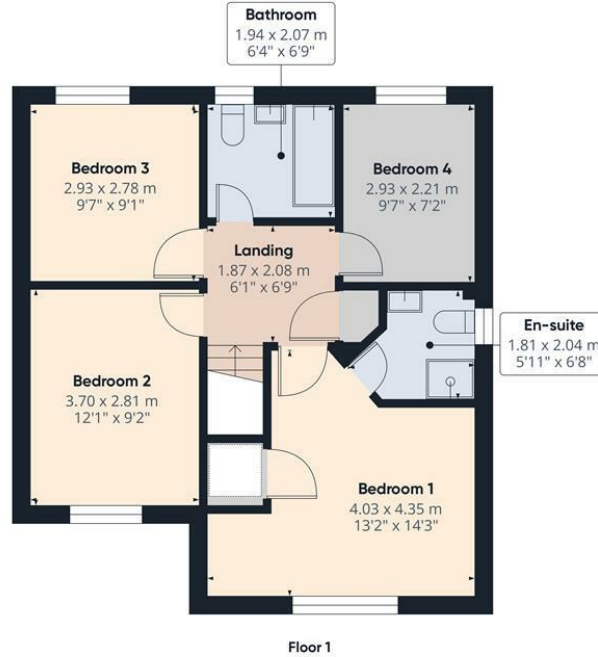
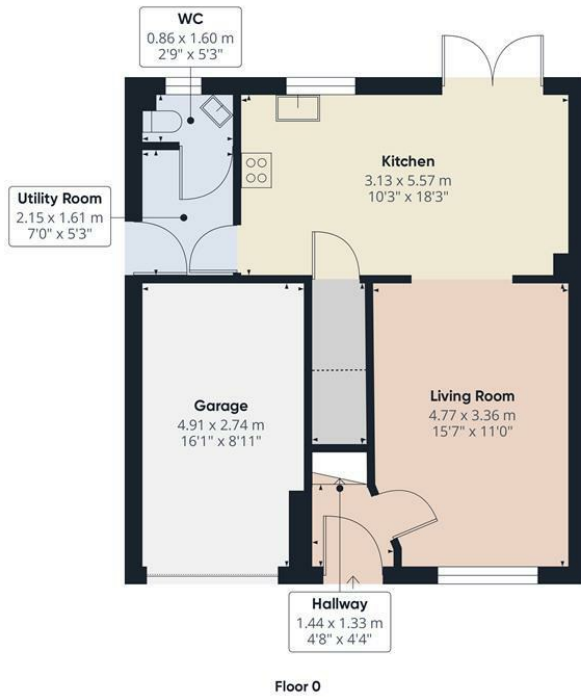




See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)







Approximate total area<sup>(1)</sup>  
107.1 m<sup>2</sup>  
1151 ft<sup>2</sup>

Reduced headroom  
1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(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.

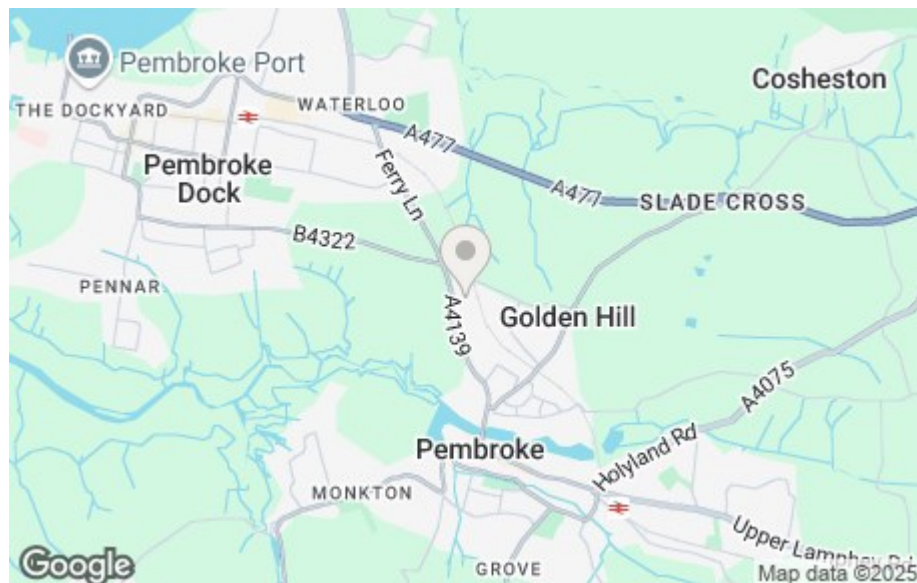
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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From the A477 heading west into Pembroke Dock turn left on Ferry Lane (A4139) and continue up the hill. At the traffic controlled cross roads turn left onto Buttermilk Lane. Take the first right into Gatehouse View and follow the estate road around two 90 degree left hand bends and then left again heading towards the play park. No. 27 is the first property on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.