

5 Summerhill Close, Simpson Cross



Offers In The Region Of £150,000



R K Lucas & Son are pleased to present this 2-bedroom semi-detached bungalow in Summerhill Close, Simpsons Cross. In need of modernisation, this property presents an opportunity to create your ideal home.

The property comprises living room, kitchen, 2 bedrooms, bathroom and benefits from an enclosed rear garden.

Nearby towns such as Haverfordwest provide shopping, dining, and healthcare facilities. One of the standout features of Simpson Cross is its close proximity to Newgale Beach. Just a short drive away, this stunning beach is renowned for its expansive sandy shores and excellent surf. It's a perfect spot for beach walks, water sports, and coastal exploration.



**R K & son
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01437 762538 01646 695713



RICS





Porch

Double glazed uPVC sidelight, uPVC front door with decorative glass panel insert

Hall

Storage cupboard

Living Room

4.00m x 3.50m (13'1" x 11'6")

Double glazed uPVC window to the front

Kitchen

4.00m x 2.70m (13'1" x 8'10")

Matching base and wall units, timber flooring, double glazed uPVC window to the rear, uPVC door with glass panel insert

Bathroom

2.30m x 1.70m (7'7" x 5'7")

Bath with overhead shower, low flush toilet, hand basin, double glazed uPVC window to the rear, tiled flooring, part tiled walls

Bedroom 1

4.70m x 3.00m (15'5" x 9'10")

Double glazed uPVC window to the rear

Bedroom 2

3.30m x 2.90m (10'10" x 9'6")

Double glazed uPVC window to the front

Outside

To the front, a paved pathway leads to the porch. To the rear is a fully enclosed garden predominantly of lawn with patio area and mature shrubbery.

Additional Information

Tenure: Freehold

Services: Mains electricity, water and drainage are connected with electric heating

Local Authority: Pembrokeshire County Council

Council Tax Band: B

Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

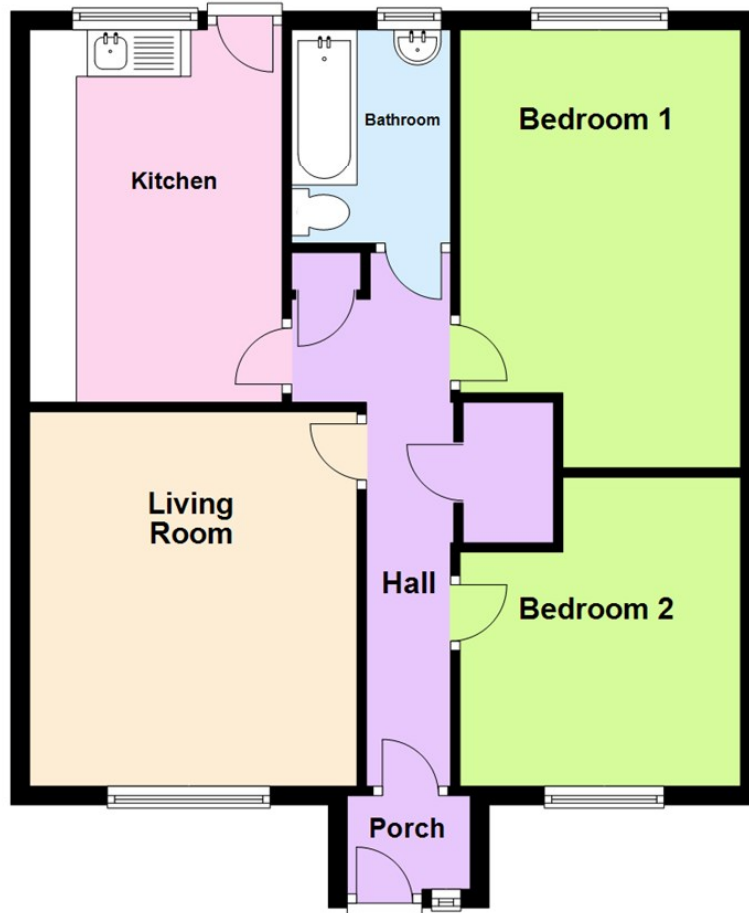
Mobile coverage: Available from a range of providers

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



Ground Floor

Approx. 62.8 sq. metres (676.3 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

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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 a first left in to Summerhill Close, No. 5 is in the far right hand corner of the cul-de-sac.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.