

The Tithe Exchange  
9 Victoria Place  
Haverfordwest  
SA61 2JX

01437 762538

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

Alexandra House  
69 Charles Street  
Milford Haven  
SA73 2HA

01646 695713

Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



**Asking Price £220,000**

## 27, Dunsany Park

Haverfordwest SA61 1UD

Set in the sought after, quiet residential area of Dunsany Park, this three bedroom dormer bungalow combines stunning rural views with convenient location. It also boasts a garage and off-road parking. The accommodation briefly comprises two reception rooms, kitchen, sun room, three bedrooms, family bathroom and shower room.

The small close is located just off the popular residential area of the New Road and within walking distance of the town centre where a selection of shopping facilities, banks, eateries and transport links are found.

Viewing is highly recommended to appreciate the property and the rural views to the rear.

- Quiet residential location
- Garage & off-road parking
- Excellent use of upstairs space
- Attractive rural views
- Close to amenities
- All mains services

**Zoopla.co.uk**  **RICS**

 **NHER**  
Accredited on Scheme  
Registered Member

 **rightmove.co.uk**  
The UK's number one property website



### Hallway

Fitted carpet, storage space.

### Living Room 13'9" x 12'6" (4.20m x 3.80m)

uPVC double glazed window to front, fireplace with decorative surround, fitted carpet, TV connection point, sliding door to...

### Dining Room 12'2" x 9'10" (3.70m x 3.00m)

uPVC double glazed window to rear, stairs to first floor landing, fitted carpet.

### Kitchen 8'10" x 18'8" (2.70m x 5.70m)

Comprising an array of matching base and wall units, 1.5 bowl single drainer sink unit, integrated oven, hob and extractor fan. uPVC double glazed windows to rear, built in storage cupboard, part tiled walls, vinyl flooring.

### Sun Room 8'10" x 12'6" (2.70m x 3.80m)

Designed to admire the scenic rural views with uPVC double glazed windows to three sides, rear entrance door to garden, fitted carpet.

### Bathroom

Comprising pedestal hand basin, low flush toilet and shower in cubicle. Tiled walls, fitted carpet, frosted window to side.

### Bedroom 1 11'10" x 11'2" (3.60m x 3.40m)

Ground floor double bedroom with uPVC double glazed window to front, fitted wardrobes, fitted carpet.

### Landing

Storage cupboard.

### Bedroom 2 16'1" x 12'10" (4.90m x 3.90m)

Double bedroom with uPVC double glazed window to rear, eaves storage, fitted carpet.

### Bedroom 3 16'1" x 7'3" (4.90m x 2.20m)

uPVC double glazed window to rear, eaves storage, fitted carpet.

### Bathroom 6'7" x 7'7" (2.00m x 2.30m)

Twin grip panel bath, pedestal hand basin, low flush toilet, tiled walls, vinyl flooring, Velux window.

### Garage 21'7" x 12'1" (6.6 x 3.7)

Suitable for a single vehicle and storage space. Up and over door to front, pedestrian door to rear.

### Outside

To the rear is an elevated paved sun terrace to enjoy the beautiful views beyond. Below this is a pleasant garden, gently sloping and mainly of lawn with a hedge boundary.

### General Notes

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

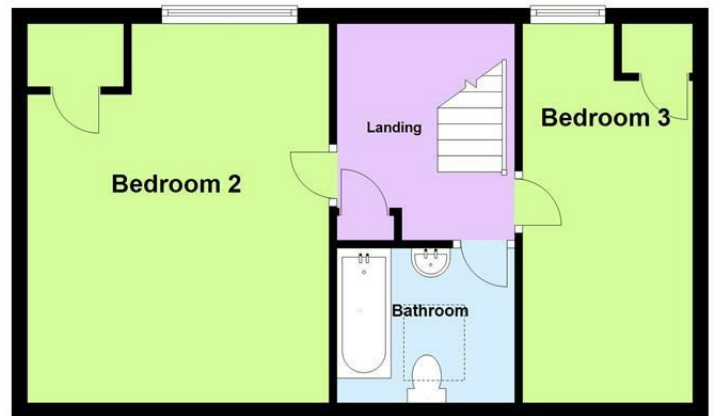
Tax Band: E



## Ground Floor

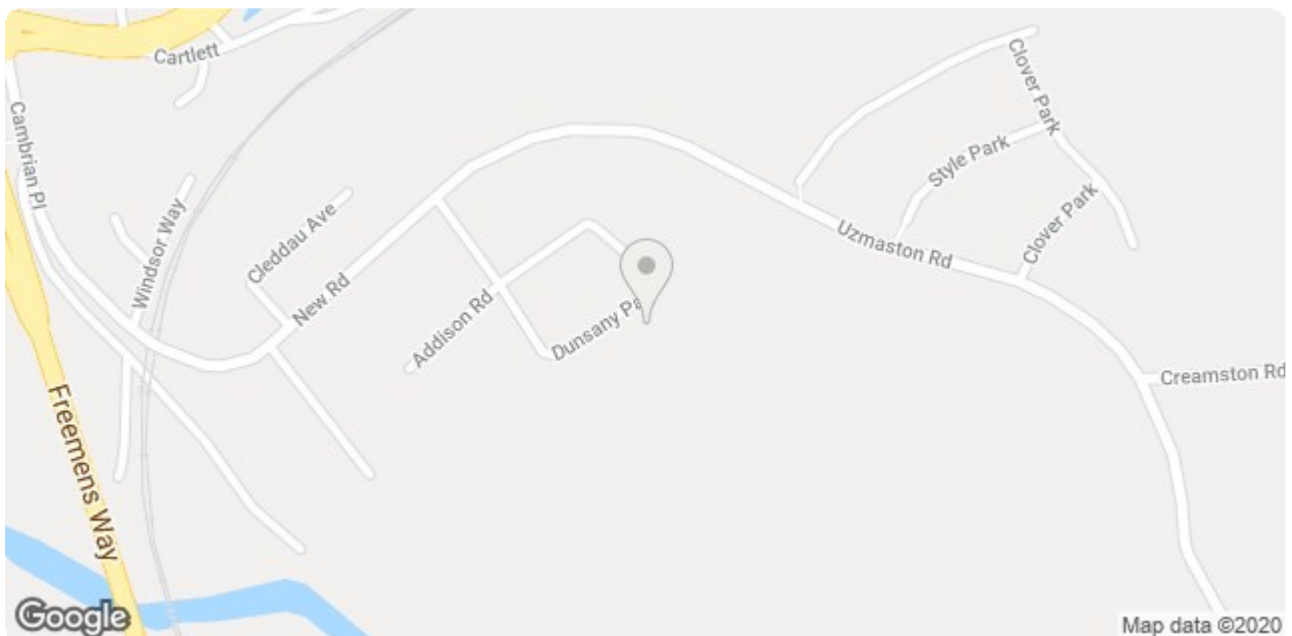


## First Floor



Total area: approx. 123.9 sq. metres (1333.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<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.