

30 New Road, Hook SA62 4LH



Offers In The Region Of £175,000



R K Lucas & Son are delighted to bring to the market this detached bungalow in the ever popular village of Hook. This family home offers flexible accommodation and briefly comprises a living room, kitchen, utility room, 4 bedrooms and 2 bathroom, and benefits from a detached garage, off-road parking, and enclosed rear garden.

Hook is located approximately 4 miles south-east of the County town of Haverfordwest, very convenient to the inner reaches of the River Cleddau estuary with its abundant wild life and attractive scenery. The village benefits from a vibrant local community and its facilities include a grocery store, post office, community hall and primary school facilities at Hook Junior School and nearby Cleddau Reach Junior School at Llangwm.



RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
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Covering the whole of Pembrokeshire from
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Hallway

uPVC frosted double glazed entrance door, fitted carpet

Living Room

Fireplace with decorative surround, fitted carpet, uPVC double glazed window to front

Kitchen

Matching base and wall units with contrasting work surface, single drainer sink, electric double oven and hob, dual aspect uPVC double glazed windows. built-in storage cupboard

Bathroom

Vanity hand basin, shower in glass cubicle, close coupled lavatory, tiled walls, tiled flooring, frosted uPVC double glazed window to rear

Bedroom 1

Front facing ground floor double bedroom with fitted carpet, uPVC double glazed window

Bedroom 2 / Dining Room

Rear facing ground floor double bedroom previously utilised as a dining room with fitted carpet, uPVC double glazed window

Inner Hallway

uPVC frosted double glazed side entrance door, tiled flooring

Utility

Low flush lavatory, pedestal hand basin, wall units and work surface, plumbing for appliances, 2 x windows to rear

Landing

Fitted carpet, built-in storage cupboard

Bedroom 3

Double bedroom with fitted carpet, skylight, eaves storage

Bedroom 4

Fitted carpet, skylight, eaves storage

Bathroom

Twin grip panelled bath, pedestal hand basin, close coupled lavatory, part tiled walls, skylight

Garage

Detached garage with double doors to front, window to side

Outside

To the front of the property a concrete driveway provides ample off-road parking with an area of lawn to one side. To the rear is a fully enclosed garden predominantly of lawn

General Notes

Services: Mains electricity, water and drainage are connected with oil fired central heating

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band:D

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



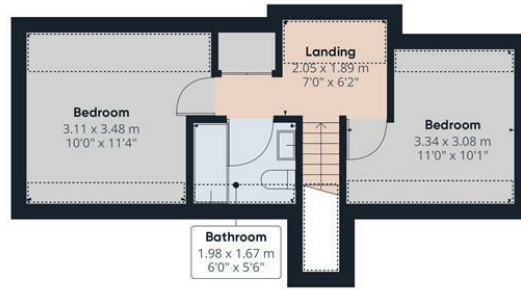


See even more photos on our website
www.rklucas.co.uk





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

112.03 m²
1205.88 ft²

Reduced headroom

11.92 m²
128.31 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

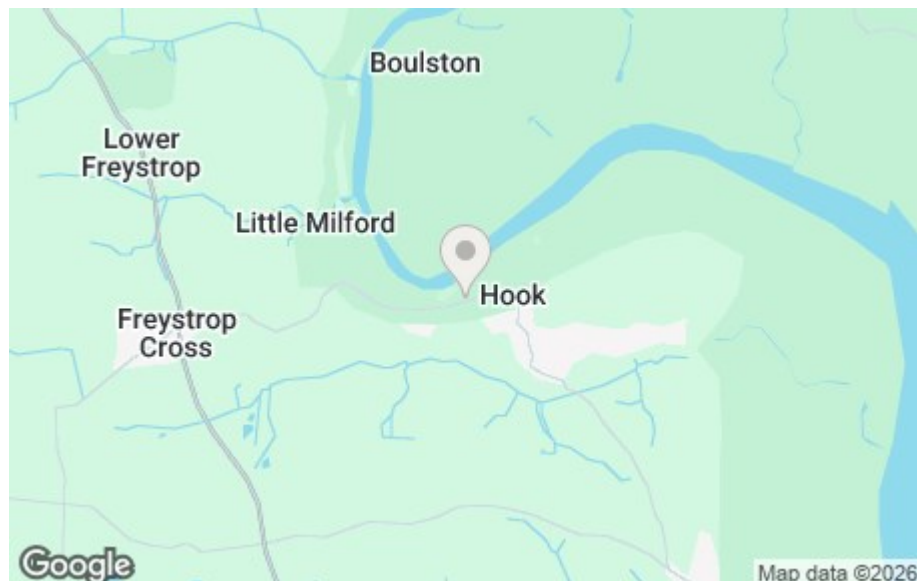
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Leave Haverfordwest on the Pembroke Road. Continue on this road until you reach Freystrop Cross, take a left at the cross roads onto New Road. Continue on this road down the hill into the village of Hook and No. 30 can be found on your left hand side, identifiable by our 'For Sale' board.

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		
	33	76
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.