

6 Boot & Shoe Close, Crundale,



Offers In The Region Of £185,000



Nestled in the sought-after location of Boot & Shoe Close, Crundale, this immaculate 2-bedroom property is a true gem.

Beautifully presented throughout, it offers modern and stylish living with a well-appointed kitchen, a bright and airy lounge, and two generously sized bedrooms. The property benefits from an enclosed courtyard garden, perfect for relaxing or entertaining, as well as off-road parking.

Ideally situated in a peaceful cul-de-sac, yet within easy reach of local amenities and transport links, this home is perfect for first-time buyers, downsizers, or those seeking a move-in-ready property.



RK & son
Lucas
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Entrance

Composite front door, tiled flooring, Stairs

Kitchen

Tiled flooring, matching base and wall units, integrated oven and hob, dual aspect double glazed windows

Rear porch

Tiled flooring, composite door to courtyard garden

WC

Tiled flooring, hand basin, close coupled toilet

Living room

Timber flooring, dual aspect double glazed windows

Landing

Fitted carpet, Velux window

Bedroom 1

Fitted carpet, Dual aspect Velux windows

Bedroom 2

Fitted carpet, Velux window

Bathroom

Fully tiled, bath with over head shower, hand basin, close coupled toilet, Velux window

Outside

To the front, a driveway provides off-road parking for multiple vehicles.

To the rear an enclosed patio garden.

Additional information

Tenure: Freehold

Services: Mains electricity, water &

drainage with oil fired central heating
Local Authority: Pembrokeshire County Council

Council Tax: Band C

Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

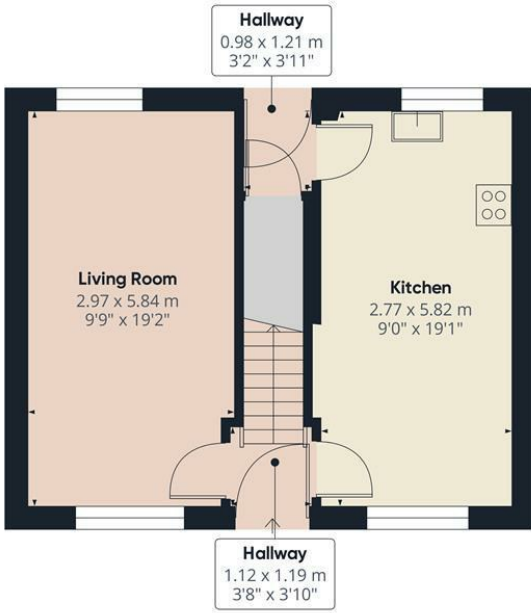
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.



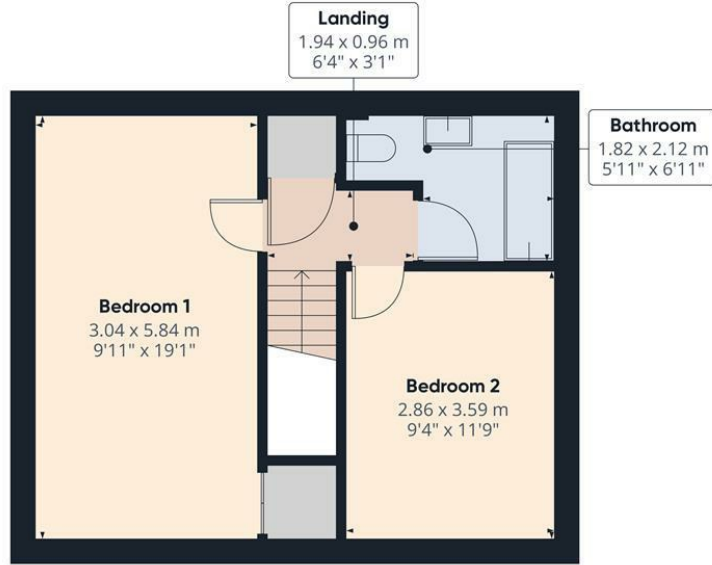


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Floor 0



Floor 1

Approximate total area⁽¹⁾
76.17 m²
819.88 ft²

(1) Excluding balconies and terraces

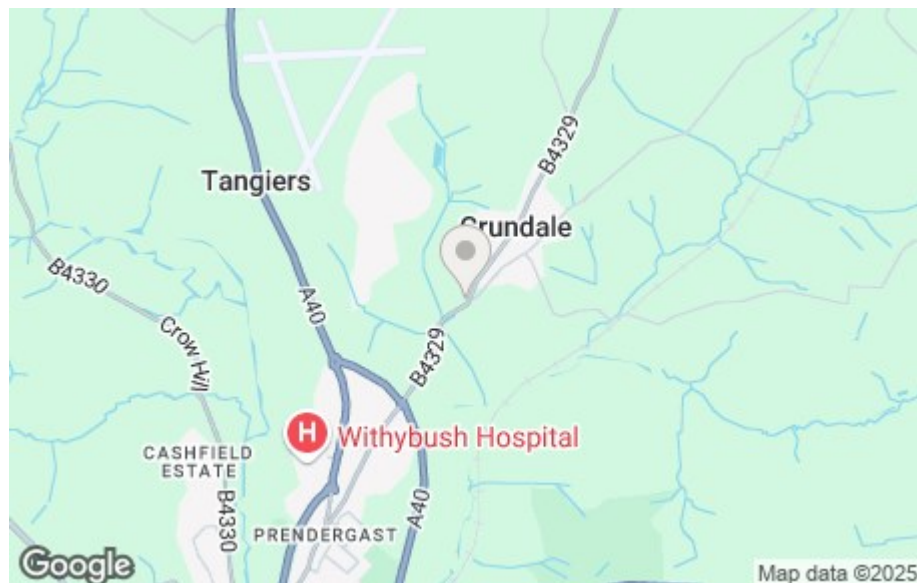
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	72	
(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	



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.