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Offers In The Region Of £229,950

Ty-Twt, Gower Villa Lane

Clynderwen SA66 7NJ

R K Lucas & Son are delighted to offer to the market this detached bungalow set on a quiet private road within the village of Clynderwen. The property benefits from 4 double bedrooms, open plan kitchen/dining room, spacious lounge, plentiful off-road parking and enclosed garden.

The village itself has a number of useful amenities including a village shop, chemist, train station, recreational park, farm store and pub and is set some 3 miles north of the popular market town of Narberth, which offers a larger range of shops and eateries. The main A40 trunk road is easily accessed and provides links east towards Carmarthen and beyond or west towards Haverfordwest.

- detached bungalow
- 2 receptions
- Private rear garden
- 4 bedrooms
- Off-road parking
- Quiet village location

Zoopla.co.uk  **RICS**

 **NHER**
Accredited on Scheme
Registered Member

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

Porch

uPVC double glazed windows and entrance doors, tiled flooring.

Hallway

Second uPVC entrance door, fitted carpet.

Living Room 13'1" x 13'1" (4.00m x 4.00m)

Spacious living room with electric fire set in a decorative surround, fitted carpet, uPVC double glazed window to front, TV connection point.

Dining Room 13'1" x 10'10" (4.00m x 3.30m)

2 x uPVC double glazed window to front & side, fitted carpet, open-plan to:

Kitchen 11'2" x 10'10" (3.40m x 3.30m)

With an array of base and wall units, 1.5 bowl single drainer sink with mixer tap, integrated oven, hob, extractor and fridge/freezer, tiled flooring.

Utility 7'7" x 7'10" (2.30m x 2.40m)

Stairs to first floor landing, uPVC double glazed rear entrance door, plumbing and electric sockets for appliances, fitted carpet.

Bedroom 1 13'1" x 11'2" (4.00m x 3.40m)

Front facing double bedroom with fitted carpet, uPVC double glazed window.

Bedroom 2 11'2" x 11'2" (3.40m x 3.40m)

Rear facing double bedroom with fitted carpet, uPVC double glazed window.

Bathroom

4 piece suite comprising a corner bath, shower cubicle with electric shower, close coupled lavatory and pedestal hand basin. Tiled flooring, frosted uPVC window to rear.

Landing

Built-in cupboard, fitted carpet.

Bedroom 3 11'10" x 14'5" (3.60m x 4.40m)

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

Bedroom 4 11'10" x 13'1" (3.60m x 4.00m)

Double bedroom with skylight, fitted carpet, eaves storage.

Shower Room

Electric shower in cubicle, pedestal hand basin, close coupled lavatory, vinyl flooring.

Outside

The main entrance of the property is approached via a tarmac driveway, providing off-road parking for 2 vehicles, with further parking provided by a second driveway leading to the side of the property. Two large, hard standing sheds provide plentiful storage. A concrete path, covered by a large canopy, leads onto an attractive, enclosed garden at the side of the property, predominately of lawn.

General Notes

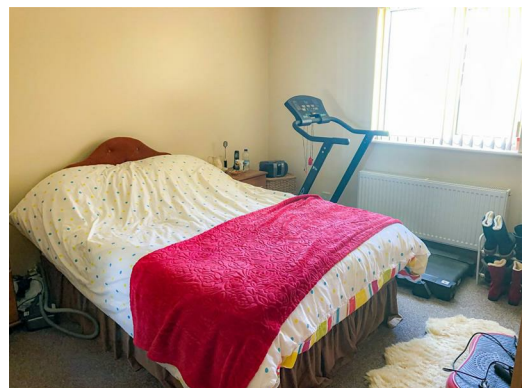
Services: We advised that mains electricity, water and drainage are connected with heating provided by an oil fired external boiler.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Viewing

By appointment with R K Lucas & Son





Total area: approx. 141.4 sq. metres (1521.7 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) 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			
England & Wales		61	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		54	67
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.