

Badgers, 37 Church Road, Roch SA62 6BG



## Offers In The Region Of £230,000



R K Lucas & Son are pleased to offer to the market this detached dormer bungalow located on Church Road in Roch. This delightful property offers a spacious living arrangement with two reception rooms, four cosy bedrooms, two bathrooms, kitchen, and separate WC, making it an ideal home for a growing family. Externally, the property benefits from a private driveway and garden with an array of mature trees and shrubbery.

The popular village location offers a sense of community while still providing easy access to nearby amenities and facilities, including the vast sandy beach at Newgale which is situated just 2 miles away.



Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

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**Living Room 13'9" x 18'1" (4.20m x 5.50m)**

Fireplace, fitted carpet, uPVC double glazed window to front, sliding doors to...

**Sun Room 20'4" x 9'2" (6.20m x 2.80m)**

uPVC double glazed entrance door, tiled flooring, double glazed units throughout

**Kitchen 10'2" x 7'10" (3.10m x 2.40m)**

Matching base and wall units with complementary work surface, 1.5 bowl single drainer sink, integrated double oven, tiled flooring, uPVC double glazed window to front, rear entrance door

**Hallway 19'8" x 6'7" (6.00m x 2.00m)**

Under stairs storage, window to side

**Bedroom 1 10'10" x 7'10" (3.30m x 2.40m)**

Double bedroom with fitted carpet, uPVC double glazed window to side, built-in wardrobe

**Bedroom 2 10'2" x 10'10" (3.10m x 3.30m)**

Double bedroom with fitted carpet, uPVC double glazed window to side, built-in wardrobes

**Shower Room 6'11" x 7'10" (2.10m x 2.40m)**

Wet room style shower, close coupled lavatory, pedestal hand basin, tiled flooring, part tiled walls, built-in storage cupboard, frosted uPVC double glazed window to side

**WC**

Close coupled lavatory, hand basin, tiled flooring, frosted uPVC double glazed window to side

**Bedroom 3 7'3" x 13'9" (2.20m x 4.20m)**

Dual aspect windows, fitted carpet, built-in storage cupboard

**Shower Room**

Pedestal hand basin, close coupled lavatory, shower in cubicle, tiled flooring, part tiles walls, frosted uPVC double glazed window to rear

**Landing**

**Bedroom 4 8'2" x 10'10" (2.50m x 3.30m)**

Double bedroom with fitted carpet, eaves storage cupboard, double glazed dormer window

**Outside**

To the front of the property a private driveway provides plentiful off-road parking with lawn and mature trees and shrubs to one side. To the rear the lawn and mature trees and shrubs continue with a gravelled pathway leading around the building.

**General Notes**

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

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F

Mobile coverage: Available from certain providers

Broadband: Ultrafast available

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](http://www.rklucas.co.uk)





Leave Haverfordwest on the A487 towards St Davids and continue on this road for approximately 6 miles. Upon entering the village of Roch turn right at the cross roads onto Church Road. The Badgers can be found on the left hand side shortly after the turning for Castle Close.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>26</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.