

## 5 Boot & Shoe Close, Crundale



### Offers In The Region Of £210,000



Welcome to 5 Boot & Shoe Close, a charming three-bedroom end-terrace home set in the desirable village of Crundale. Blending character with modern style, this beautifully presented property enjoys a semi-rural setting with far-reaching countryside views, while remaining just a short drive from the bustling county town of Haverfordwest.

Inside, the accommodation comprises a welcoming entrance hall, a cosy lounge, a stylish ground-floor WC, and the real highlight of the home, a recently installed kitchen/diner. Upstairs you'll find three well-proportioned bedrooms and a modern family bathroom.

Externally, the property features a block-paved driveway with parking for two vehicles, along with an enclosed, low-maintenance garden and patio for outdoor enjoyment.

Perfectly positioned for exploring Pembrokeshire's award-winning beaches and the spectacular Preseli Mountains, 5 Boot & Shoe Close offers an excellent opportunity to embrace countryside living without compromise.



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#### **Entrance Hallway**

Tiled flooring, composite door

#### **Living room**

Timber flooring, double glazed uPVC window to the front

#### **Kitchen / Dining room**

Tiled flooring, matching base and wall units with integrated appliances, double glazed uPVC window to the rear, double glazed uPVC double doors to outside

#### **WC**

Tile flooring, low flush toilet, hand basin

#### **Landing**

Fitted carpet

#### **Bedroom 1**

Fitted carpet, double glazed uPVC window to the front, Velux window to the side, storage

#### **Bedroom 2**

Fitted carpet, Velux window

#### **Bedroom 3**

Fitted carpet, Velux window

#### **Bathroom**

Tiled flooring, panelled walls, bath with overhead shower, close coupled toilet, hand basin, Velux window

#### **Outside**

To the front, off-road parking provides ample parking for multiple vehicles. To the rear, the property opens out to a private,

low-maintenance garden, perfect for relaxing, entertaining, or enjoying the sunshine with minimal upkeep

#### **Additional information**

Services: All main services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D

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.





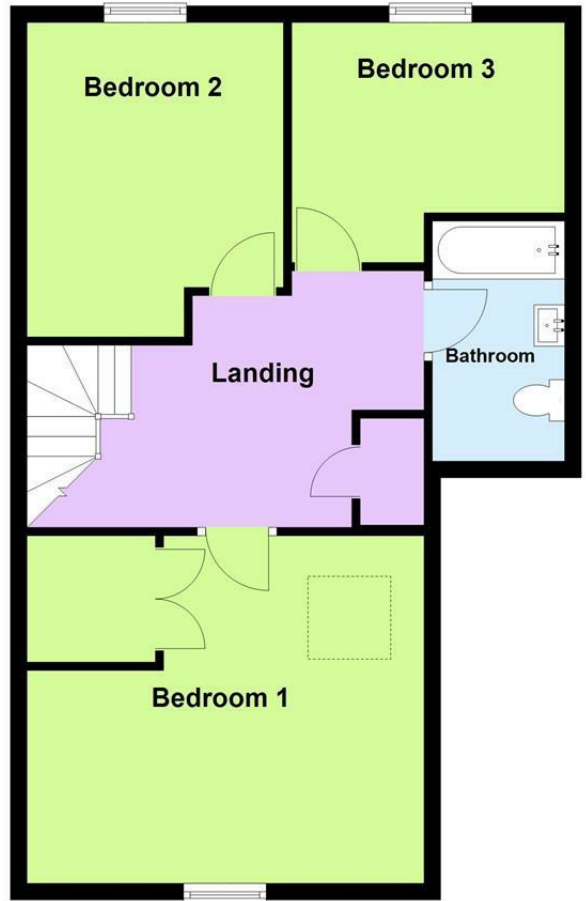
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**Ground Floor**  
Approx. 57.8 sq. metres (622.0 sq. feet)



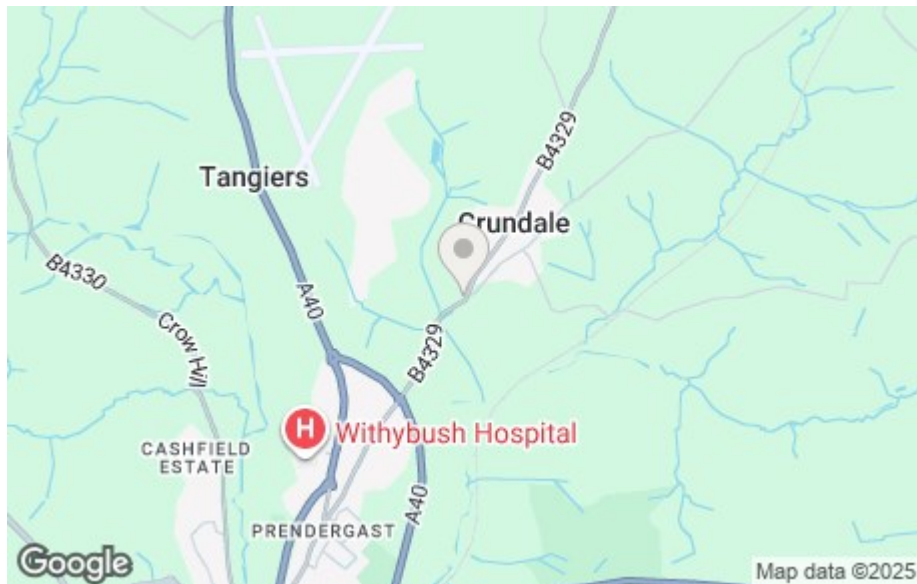
**First Floor**  
Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 116.3 sq. metres (1251.4 sq. feet)  
**5 Boot & Shoe Close, Crundale**

### 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>77</b>                  | <b>87</b> |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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