



Offers In Excess Of £270,000



A fantastic opportunity to purchase a well-proportioned three-bedroom detached family home in the popular and highly sought-after Clover Park area. This property offers a practical and comfortable layout, featuring a spacious living room / dining room, a kitchen, and three bedrooms, making it ideal for families or those looking for extra space.

Outside, the property benefits from a driveway providing off-road parking and an attached garage, offering additional storage or workspace. The rear garden is a generous size, mainly laid to lawn with room for outdoor entertaining.

Conveniently located close to local schools, shops, and transport links, this home combines practicality with potential and is ready for its new owners to move in and make it their own. Early viewing is strongly recommended to fully appreciate all that this property has to offer.



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Hallway

uPVC door with glass panel inserts, fitted carpet, stairs

Living room/dining room

uPVC double glazed bay window, double glazed uPVC window to the rear, sliding door, fitted carpet, electric fire with decorative surround

Conservatory

Double glazed units throughout, fitted carpet

Kitchen

matching base and wall units, double glazed uPVC window to the rear, uPVC door to the side with glass panel insert, fitted carpet

WC

Double glazed uPVC window to the front, low flush toilet, hand basin, fitted carpet

Landing

Fitted carpet, double glazed uPVC window to the rear

Bedroom 1

Double glazed uPVC window to the front, fitted carpet

Bedroom 2

Double glazed uPVC window to the front, fitted carpet

Bedroom 3

Double glazed uPVC window to the rear, fitted carpet

Bathroom

Frosted double glazed uPVC window to the rear, corner shower in cubicle, compact WC and hand basin unit, part tiled walls, fitted carpet

Garage

Electric up & over door, electric

Outside

Externally, the property benefits from a driveway providing off-road parking, accompanied by a lawned area to the side with mature shrubby borders.

To the rear, an enclosed garden mainly laid to lawn, featuring mature shrubby borders, a patio area and shed.

Additional Information

Tenure: Freehold

Services: All mains services connected

Local Authority: Pembrokeshire County Council

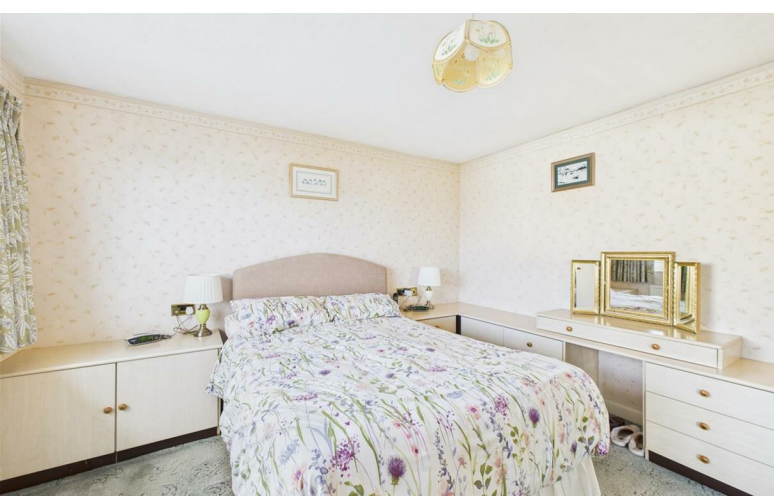
Council Tax: Band E

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

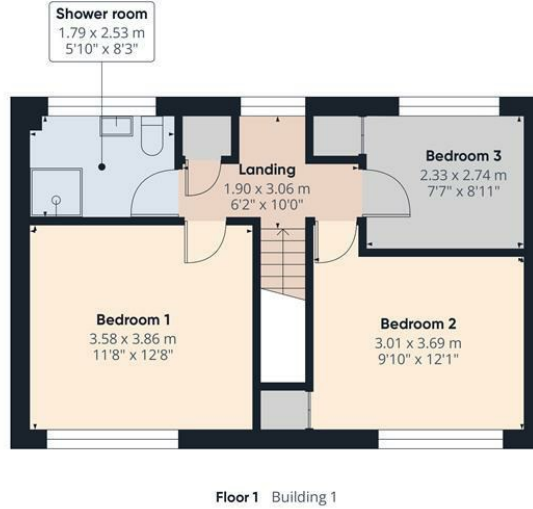
Buyers should make their own enquiries.





See even more photos on our website
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Approximate total area⁽¹⁾
108.4 m²
1168 ft²

(1) Excluding balconies and terraces

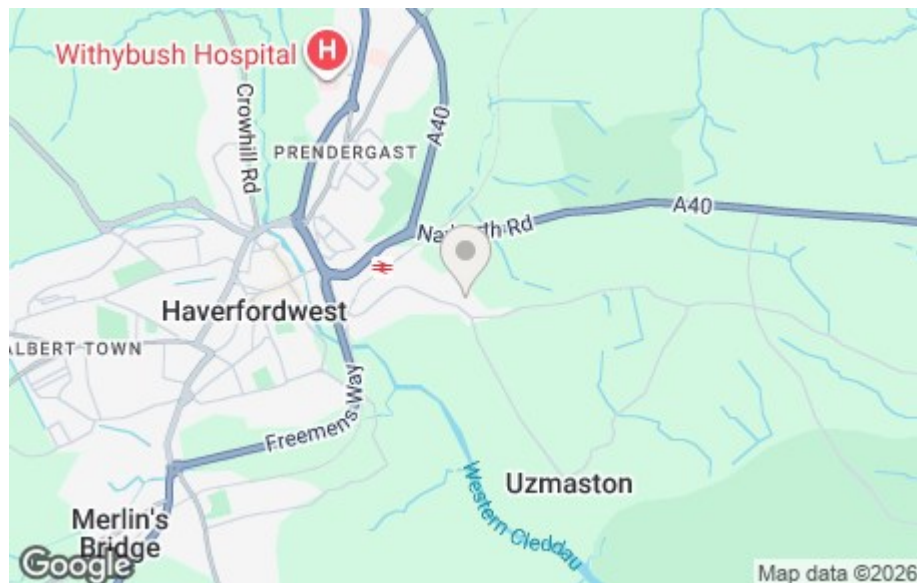
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Travelling West on the A40: At Salutation Square roundabout take the first exit onto New Road. Follow this road onto Uzmaston Road until you reach the left turn for Clover Park, take this left and N.1 will be found on your right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(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.