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Offers In The Region Of £175,000

32, St. Leonards Avenue

Crundale SA62 4DW

R K Lucas & Son are delighted to offer this immaculately presented semi-detached bungalow, set within the quiet residential cul de sac of St Leonard's Avenue, in the popular village of Crundale. The property briefly comprises 2 bedrooms, lounge, kitchen/dining room and family bathroom and benefits from off-road parking, a detached garage and an enclosed rear garden.

Crundale is situated just a mile or so North of the County town of Haverfordwest, which has a variety of amenities and facilities on offer, including retail parks, supermarkets, leisure centres, pubs, restaurants, schools and hospital.

The beautiful beaches and scenery of the Pembrokeshire Coast National Park are within easy motoring distance, making Crundale an ideal out of town location to enjoy all that Pembrokeshire has to offer.

- Popular village location
- Enclosed rear garden
- Ideal first time buy
- Garage & off-road parking
- Immaculately presented
- Modern kitchen & bathroom

Zoopla.co.uk  **RICS**

 **NHER**
Accreditation Scheme
Registered Member

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

The accommodation briefly comprises:

Hallway

Entrance door, oak flooring, built-in storage cupboard

Lounge 16'9" x 10'10" (5.10m x 3.30m)

Spacious lounge with solid fuel fire, double glazed window to front, oak flooring

Kitchen 8'10" x 9'6" (2.70m x 2.90m)

Contemporary kitchen comprising matching base and wall units with contrasting surface, 1.5 bowl single drainer sink with mixer tap, integrated electric double oven, hob & extractor fan, laminate flooring, open plan to...

Dining Room 10'6" x 9'10" (3.20m x 3.00m)

French doors to garden, timber framed double glazed windows, laminate flooring

Bedroom 1 12'6" x 10'2" (3.80m x 3.10m)

Rear facing double bedroom with oak flooring, double glazed window

Bedroom 2 6'7" x 9'2" (2.00m x 2.80m)

Double glazed window to front, fitted wardrobe, built-in storage cupboard, oak flooring

Bathroom 7'3" x 6'3" (2.20m x 1.90m)

Modern bathroom featuring a panelled bath with electric shower over, hand basin over storage, close coupled lavatory and heated towel rail. Frosted double glazed window to side, tiled flooring, tiled walls

Outside

To the front of the property is a tarmacadam driveway, plenty wide enough for 2 vehicles. A paved path leads to an enclosed rear garden, predominately laid to lawn, with patio area and a rural outlook over neighbouring fields. A detached garage is accessed via a separate lane off St Leonard's Avenue for vehicles, or through a pedestrian door from the garden.

General Notes

Services

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

Tenure

Freehold

Local Authority

Pembrokeshire County Council
County Hall
Haverfordwest
SA61 1TP

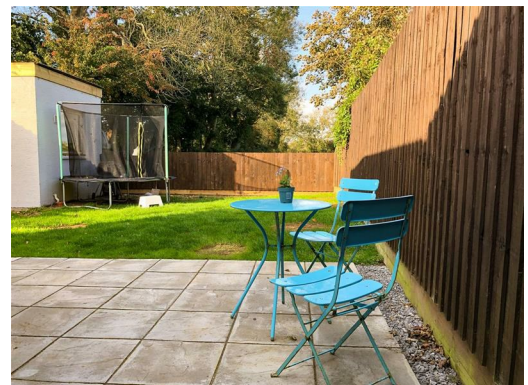
Tel: 01437 764551

Council Tax Band

Tax Band: C

Viewing

By appointment with R K Lucas & Son



Ground Floor



Total area: approx. 65.4 sq. metres (704.3 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	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	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.