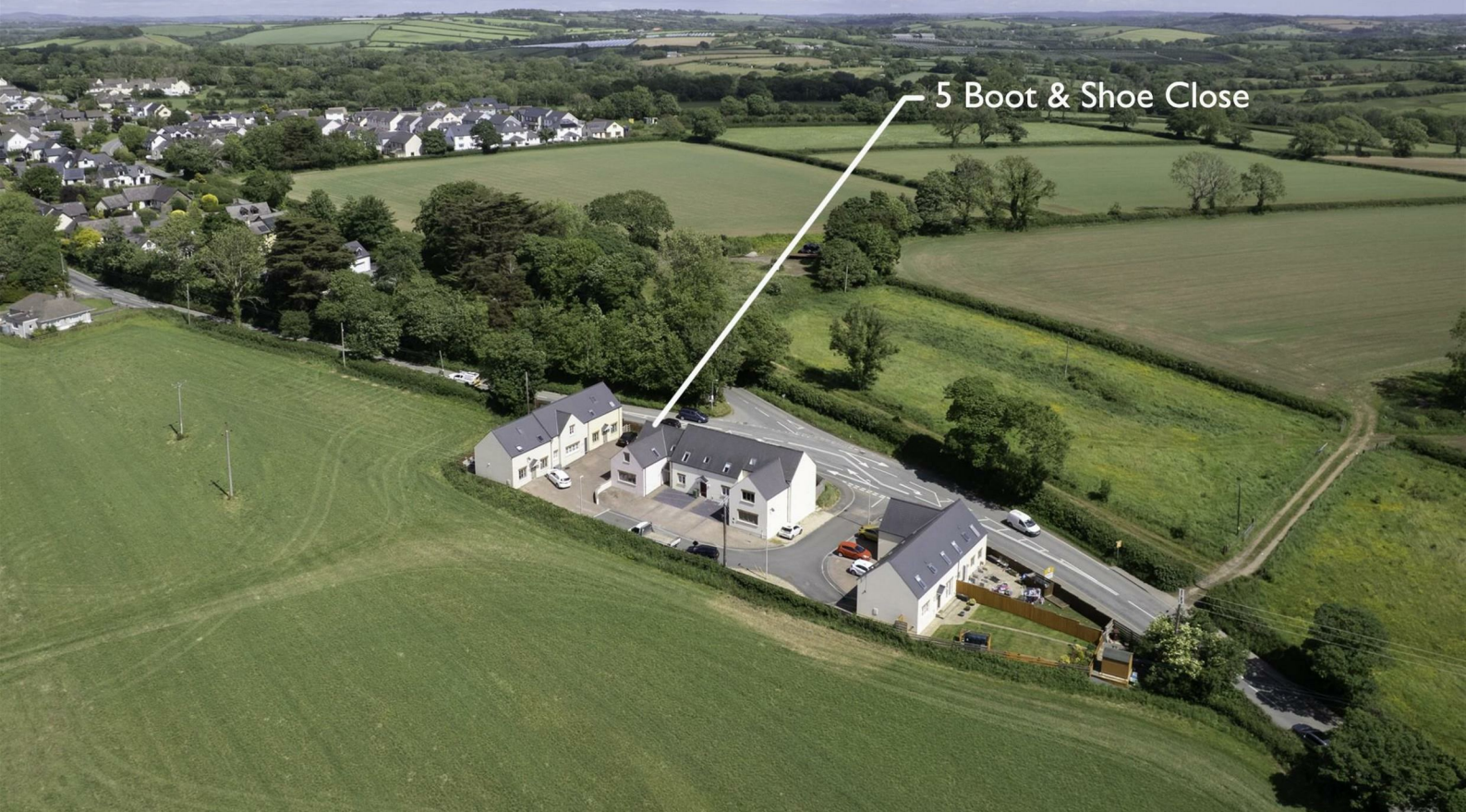


## 5 Boot & Shoe Close, Crundale



### Offers In The Region Of £220,000



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.



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

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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.








See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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	



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.