

Cedarwood, Rosemarket, SA73 1JG



Asking Price £299,950



Spacious Four-Bedroom Detached Home designed with mobility access in mind.

Situated in the peaceful village of Rosemarket, this substantial four-bedroom detached home offers a wealth of space and potential. Designed and built with accessibility in mind, the property features wide doorways, thoughtful layout considerations, a wheelchair lift, making it ideal for those seeking a home with enhanced mobility access.

The accommodation comprises a large hallway, large lounge, additional sitting room, a generously proportioned kitchen-diner, family bathroom, four well-sized bedrooms, and an integral garage. Externally, the property benefits from plentiful off-road parking and established gardens to enjoy.

In need of modernisation, this property presents an excellent opportunity to create a superb family home tailored to your own taste and needs, or suitable for those with additional mobility needs.

NO ONWARD CHAIN



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Hallway

Wide wheelchair friendly hallway with wide doorways. Stairs to first floor.

Lift Shaft

A dedicated wheelchair lift provides access to first floor for those with enhanced mobility needs

Lounge

Windows to front and side, fireplace.

Kitchen / Dining Room

Windows to side and rear, door to rear. Range of fitted units (in need of modernising)

Sitting Room

Window to front.

Shower Room

Shower, wc and sink.

Landing

Spacious landing with walk in airing cupboard and walk-in storage. Lift shaft.

Bedroom 1

Window to front

Bedroom 2

Window to rear

Bedroom 3

Window to front

Bedroom 4

Window to front

Bathroom

Window to rear, bath, wc and sink unit.

Integral Garage

Up and over door to side, windows, electric.

Outside

To the side to the property is a very large driveway with parking for several vehicles, leading on to a raised banked garden. To the opposite side can be found a lawned garden.

Additional Information

Tenure: Freehold

Services: Mains water, draining, electricity. Oil fired central heating

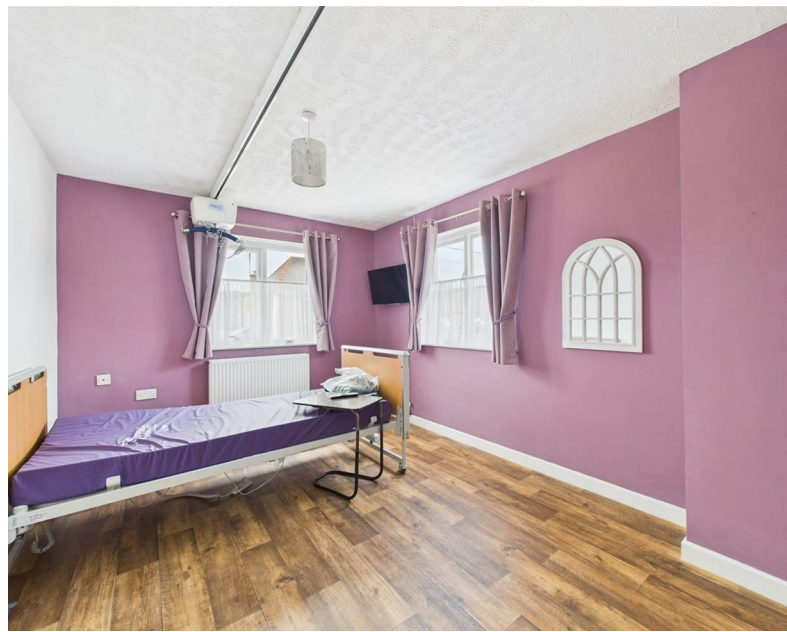
Local Authority: Pembrokeshire County Council
Council Tax: Band F

Broadband: Superfast available

Mobile: Service dependant on provider.

Purchasers should make own enquiries with OFCOM mobile & broadband checker.

Viewing: By appointment with R K Lucas & Son



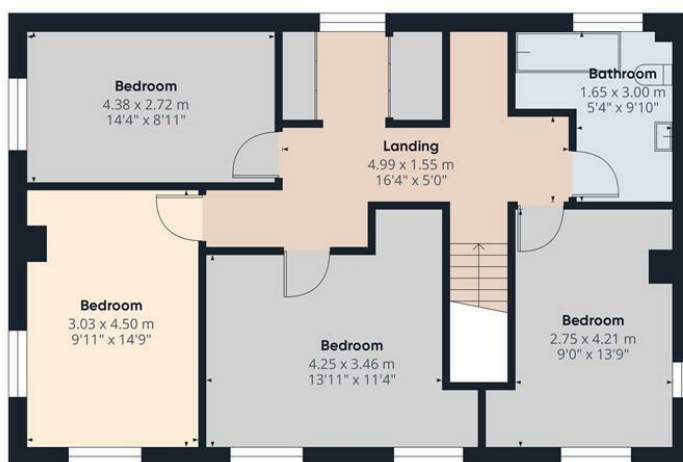


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Floor 0



Floor 1



Approximate total area

184.5 m²
1984 ft²

Balconies and terraces

2.4 m²
26 ft²

Reduced headroom

1.3 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

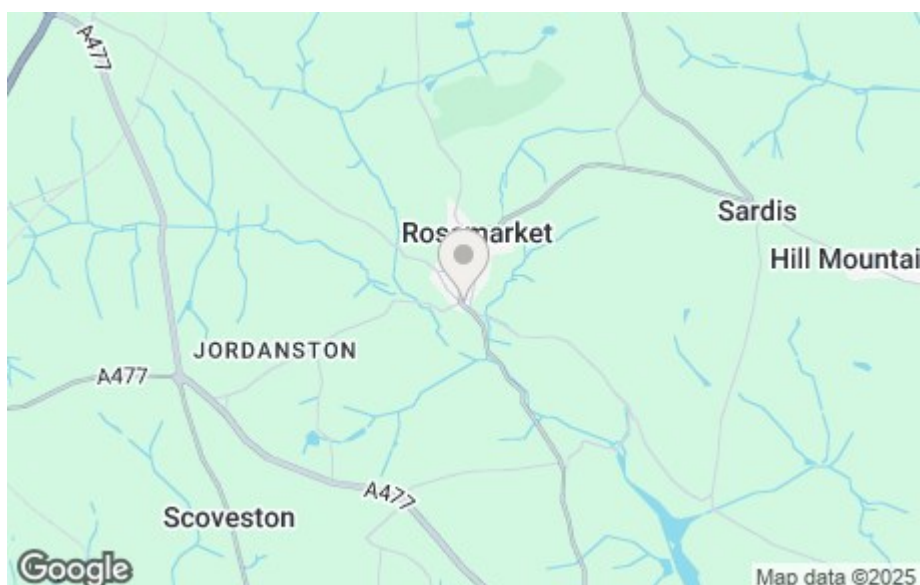
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From Neyland Roundabout take the road signposted for Rosemarket and proceed for approximately 2.2 miles. Upon entering the village the property can be found on your right hand side before reaching the Huntsman public house.

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	



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.