R.K. LUCAS & SON
ESTABLISHED 1789

Pembrokeshire's Property Professionals

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## Offers In The Region Of £275,000

# 10, Heritage Gate

Haverfordwest SA61 2RF

R K Lucas & Son are pleased to offer this particularly appealing and spacious 4 bedroom detached bungalow set on the outskirts of Haverfordwest in the quiet residential estate of Heritage Gate. The property benefits from front and rear gardens, off-road parking, gas central heating and has double glazed windows throughout.

Heritage Gate sits on the outskirts of Haverfordwest, approximately 1.5 miles for the town centre. The retail park and hospital at Withybush are in close proximity, and a new state of the art Welsh medium school is within walking distance.

The beautiful beaches and scenery of the Pembrokeshire Coast National Park are within easy motoring distance and access to the main A40 trunk road is simple from this edge of town position.

- Detached bungalow
- Attractive garden
- Quiet residential location
- 4 bedrooms
- Off-road parking
- Chain free

Zoopla.co.uk RICS
NHER Accredited on Scheme Registered Member
rightmove.co.uk The UK's number one property website

**Hallway**
uPVC double glazed entrance door, 2 x storage cupboards, fitted carpet, loft access, radiator.

**Living Room 20'0" x 13'5" (6.10m x 4.10m)**
Spacious living room with uPVC double glazed box window to front, TV connection point, fitted carpet, radiator.

**Kitchen 11'6" x 13'5" (3.50m x 4.10m)**
Comprising an array of base and wall units with contrasting work surface, 1 and a 1/2 bowl single drainer stainless steel sink and integrated oven, hob and extractor. Part tiled walls, vinyl flooring, radiator, uPVC double glazed window to rear.

**Bedroom 1 10'10" x 12'10" (3.30m x 3.90m)**
Front facing double bedroom with fitted wardrobes, fitted carpet, radiator, uPVC double glazed window.

**Bedroom 2 9'6" x 11'10" (2.90m x 3.60m)**
Rear facing double bedroom with fitted wardrobes, fitted carpet, radiator, uPVC double glazed window.

**Bedroom 3 9'6" x 10'2" (2.90m x 3.10m)**
Rear facing double bedroom currently used as a dining room. Fitted carpet, uPVC double glazed window, radiator.

**Study/Bedroom 4 11'10" x 9'2" (3.60m x 2.80m)**
Versatile room that would make an ideal study, snug or fourth bedroom. uPVC double glazed window to front, fitted carpet.

**Bathroom**
Pedestal hand basin, close coupled toilet, and walk-in shower. Tiled floor, part tiled walls, heated towel rail and radiator, frosted uPVC double glazed window.

**WC**
close coupled lavatory, vanity hand basin, tiled floor, frosted uPVC double glazed window.

**Utility 5'11" x 9'2" (1.80m x 2.80m)**
Base units with contrasting surface, single drainer stainless steel sink, plumbing and electric sockets for various appliances, tiled splash back, vinyl flooring, uPVC double glazed window and door to rear.

**Store 5'3" x 9'2" (1.60m x 2.80m)**
uPVC double glazed window to side, wall mounted Worcester gas fired boiler.

**Outside**
The property is set in splendid gardens which are indeed one of its main features.
To the front is a neat lawn with shrubbery, together with an additional parking area - in all parking is available for 3 vehicles.
The rear garden is completely enclosed and offers spacious grounds with a huge degree of privacy. Paved pathways lead via gravel gardens, circular terrace and established shrubberies to a shaped rear lawn.
Other main features include a timber framed gazebo, summerhouse and decorative archway.

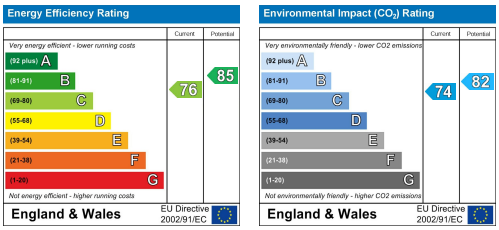
**General Notes**
Services: We are advised that all main services are connected with gas fired central heating.
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Tax Band: E

**Viewing**
By appointment with R K Lucas & Son

## Ground Floor

Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.







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