

Birch House, Clarbeston Road



Asking Price £234,950



R K Lucas & Son are pleased to present this detached 3 bedroom family home in the heart of the popular village of Clarbeston Road. The property benefits from plentiful off-road parking and an enclosed garden with views over agricultural land to the rear. The accommodation briefly comprises a living room, kitchen/dining room, utility and W.C on the ground floor, with 3 bedrooms and shower room on the first floor.

Clarbeston Road sits some 5.5 miles to the North East of the County town of Haverfordwest, where all main amenities can be found. The village itself benefits from a local pub, community hall, train station, bus stop and children's play park, with a primary school in the neighboring village of Wiston.



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01437 762538 01646 695713







**Entrance Hall**

1.60m x 1.70m (5'3" x 5'7")  
 uPVC double glazed entrance door, stairs to first floor landing

**Living Room**

5.50m x 3.20m (18'1" x 10'6")  
 Light and spacious living room with uPVC double glazed French doors to garden, uPVC double glazed window to front, wood effect flooring

**Kitchen/Dining Room**

5.50m x 3.30m (18'1" x 10'10")  
 Matching base and wall units with contrasting work surface, tiled splash back, integrated electric oven, gas hob and extractor fan, single drainer stainless steel sink with mixer tap, 2 x uPVC double glazed windows to front and side, vinyl flooring, storage cupboard under stairs, TV and phone line connection points

**Utility**

1.70m x 3.10m (5'7" x 10'2")  
 uPVC double glazed window to side, rear entrance door, base units, single drainer stainless steel sink, tiled splash back, plumbing for washing machine, floor mounted oil fired boiler, vinyl flooring

**WC**

Close coupled lavatory, corner hand basin, frosted uPVC double glazed window to rear

**Landing**

With airing cupboard and eaves storage, uPVC double glazed window to rear

**Bedroom 1**

3.00m x 3.30m (9'10" x 10'10")  
 Front facing double bedroom with built-in wardrobe, uPVC double glazed window, fitted carpet

**Bedroom 2**

2.90m x 3.20m (9'6" x 10'6")  
 Front facing double bedroom with uPVC double glazed window, fitted carpet

**Bedroom 3**

2.40m x 2.20m (7'10" x 7'3")  
 uPVC double glazed window to rear, fitted carpet

**Shower Room**

2.40m x 1.90m (7'10" x 6'3")  
 Pedestal hand basin, close coupled toilet, shower in cubicle, tiled walls, wood effect flooring, frosted uPVC double glazed window to side

**Outside**

To the front of the property is an enclosed graveled area with entrances on both sides, providing plentiful off-road parking for multiple vehicles.  
 To the rear is an easy maintenance, enclosed garden, predominately of decorative gravel with a patio area. A large shed (6.1m x 4.9m) provides an ideal workshop/garage space with a side extension (6.1m x 2.1m) providing further storage.

**General Notes**

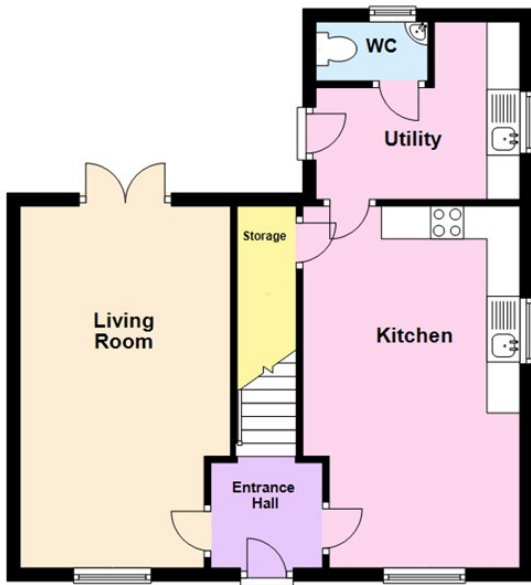
Services: Mains electricity, water and drainage are connected with oil fired central heating  
 Tenure: Freehold  
 Local Authority: Pembrokeshire County Council  
 Tax Band: E

**Viewing**

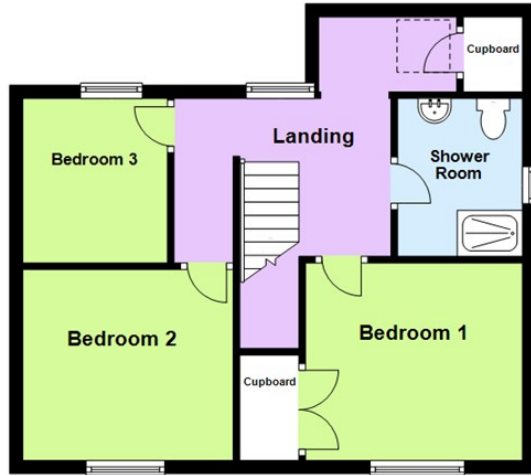
By appointment with R K Lucas & Son



**Ground Floor**



**First Floor**



Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		<b>97</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.