R.K. LUCAS & SON
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Pembrokeshire's Property Professionals

The Tithe Exchange
9 Victoria Place
Haverfordwest
SA61 2JX

01437 762538

Alexandra House
69 Charles Street
Milford Haven
SA73 2HA

01646 695713

www.rklucas.co.uk info@rklucas.co.uk

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Offers In Excess Of £525,000

7, Glenfield Park

Burton SA73 1PG

A superb detached 4 bedroomed property set at the end of an exclusive cul de sac of individually styled residences within the highly sought after riverside hamlet of Burton. The property was designed by local Architects to the Owner's specification and constructed in 1999. Properties in Glenfield Park rarely come onto the market.

The particularly well proportioned accommodation enjoys wonderful open views to the rear over pasture land to the middle reaches of the River Cleddau beyond. The house itself has been so planned to celebrate the unique features of the landscaped gardens and surrounding countryside - in that each room enjoys a wonderful garden vista.

- Detached 4 bedroom property
- Well proportioned accommodation
- Superb workmanship throughout
- In an exclusive cul de sac
- Highly sought after village location
- Caravan parking area and ample space for several cars

Zoopla.co.uk RICS
NHER Accredited Scheme Registered Member
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The house offers examples of superb workmanship throughout, including a fine mainly hardwood staircase made by James of Ratford Bridge, high skirting boards, six panelled internal doors to all main rooms, additional floor insulation together with quality kitchen and bathroom suites.

Whilst access to many of Pembrokeshire's amenities is relatively easy, the community presents itself as possessing a tranquil and unspoilt rural atmosphere.

Recessed Entrance Porch
The majority of the Living and Bedroom accommodation faces south in order to benefit from the fine aspect of the site. Flanked by twin stained glass portholes with contrasting facing brick edging, overhead canopy and Upvc double sealed entrance door opening to the

Reception Hall 15'5" x 13'1" (4.7m x 4m)
Solid 1" thick oak plank floor laid by specialist joiners. Coved ceiling, telephone point.

Coats Cupboard
With extractor fan on timer and overhead light.

Cloakroom
Hand basin with fitted vanity cupboard below. Wall mirror and overhead light, low flush wc., extractor fan on timer, radiator, ceramic tiled floor.

Sitting Room 22'11" x 14'9" (7m x 4.5m)
A through room with feature high quarter light window and window seat, 2.8m wide sliding patio doors opening to the rear garden. Solid 1" thick oak plank floor, coved ceilings, 3 radiators, feature rustic handmade brick wall with arched recess and Cotswold stone hearth which houses the Efel woodburning stove (having lined flue). 3 radiators, Tv point, 2 triple centre lights and uplight. Small paned double doors open to the:

Conservatory 12'9" x 12'1" (3.9m x 3.7m)
Upvc double sealed windows with stained glass fan lights. Ceiling fan, ceramic tiled floor, radiator and french double doors to the rear. From the Sitting room an internal archway leads to the

Dining room 12'9" x 11'1" (3.9m x 3.4m)
Coved ceiling, radiator, wall uplight, triple feature ceiling lights, porcelain tiled floor.

Kitchen 14'9" x 10'9" (4.5m x 3.28m)
Featuring an extensive array of limed oak finish base units with matching wall cupboards set along 3 walls - to include corner display shelving and bevelled glass double cabinet, laminated work surfaces with concealed lighting above.

Moulded sink with central waste disposal. Rise and fall ceiling lamp. 4 ring propane gas hob with extractor hood, AEG oven in-housing, built in refrigerator, radiator, pastel shade part tiled walls, Hoover dishwasher, ceramic tiled floor.

Utility 10'8" x 4'8" (3.27m x 1.43m)
Single drainer stainless steel sink unit. Laminated work surfaces, built in corner cupboard, part tiled walls, plumbing for automatic washing machine, Worcester Danesmoor 20/25 central heating boiler (oil). Double sealed rear entrance door.

First Floor Landing
Approached via a hardwood Ratford Bridge staircase; radiator, arched double sealed window together with a Velux roof lightwell - providing extensive natural lighting to the upper floor, large airing cupboard with lagged copper hot water cylinder and thermostat. Loft ladder access to the insulated roof space.

Master Bedroom 14'1" x 13'1" (4.3m x 4m)
Fine river views. Fitted carpet, radiator, extensive wall cupboards and wardrobes, coved ceiling. TV point.

En-suite Shower Room 8'6" x 5'4" (2.6m x 1.65m)
Containing a white suite comprising ceramic hand basin, bidet and wc., together with a curved shower cubicle having mixer shower: radiator, fully tiled walls in attractive blue and grey shades with contrasting dado feature. Art deco style wall mirror with over light, ceramic tiled floor.

Bedroom 2 8'2" x 9'10" (rear) (2.5m x 3m (rear))
Radiator, coved ceiling, fitted carpet, double wardrobe, superb river views. Tv point.

Bedroom 3 10'7" x 9'10" (3.24m x 3m)
Coved ceiling, radiator, fitted carpet, double wardrobe. River views, Tv point.

Family Bathroom 10'5" x 7'6" (3.2m x 2.3m)
Large panelled bath with central hot and cold mixer tap. Ceramic oval hand basin, curved shower cubicle with electric shower. Low flush wc., fully tiled walls with contrasting dado and centre rail tiles. Ceramic tiled floor. Upright heated towel rail.

Bedroom 4 / Study 13'1" x 8'2" (4m x 2.5m)
Arched window overlooking the front garden. Radiator, fitted carpet, expensive built-in bookcasing and shelves in oak veneer finish set along two walls. Tv point, internet connection, radiator.

Outside
A particularly enjoyable feature of this property is its secluded corner setting at the end of a quiet cul de sac. The front garden is bounded by a rendered court wall with hand made galvanised steel arched entrance gates which themselves feature an entwined rose design. The gates open to a red brick pavioured court yard with curved Cotswold stone gravelled shrubbery and caravan parking space adjacent. The pavioured driveway leads to a tarmacadam parking area beyond adjacent to which is the:

Double Garage 19'4" x 19'4" (5.9m x 5.9m)
Of smooth rendered cavity block construction under an interlocking tiled roof and once again featuring a circular stained glass panelled window. The garage has a fibreglass electric up and over door, skimmed internal walls and internal staircase to the first floor boarded loft room.

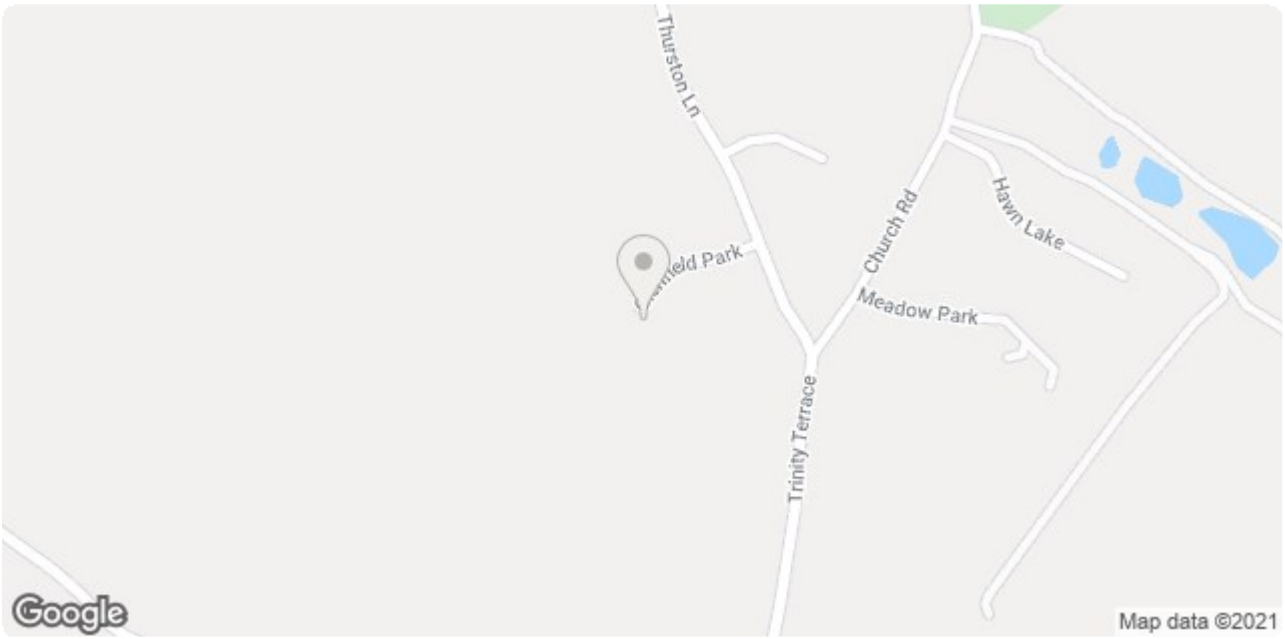
Loft Room 16'3" x 9'8" (4.97m x 2.97m)
(Currently used as Exercise Studio/Playroom)
Velux rooflights. Power points. TV point. With access to under eaves storage. Recessed ceiling LED spotlights. Cushion flooring.

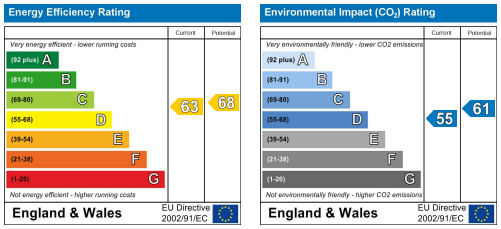
Adjacent to the Garage is a concealed oil storage tank with screened garden area housing a ...

Timber Potting Shed 7'6" x 5'10" (2.3m x 1.8m)
The grounds themselves are so designed to provide a rich array of trees and shrubberies which flower throughout the year. Gravelled gardens give way to low rise shaped flower borders and a large lawned area to the rear.

Additonal
Local Authority: Pembrokeshire County Council
Tenure: Freehold
Council Tax Band: F
Services : Mains water, electricity and drainage connected. Broadband connection, Propane Gas cylinder.
Oil central heating.
Viewing: Strictly by appointment with R K Lucas & Son

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





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