



**Asking Price £225,000**



A fantastic opportunity to purchase a well-proportioned three-bedroom linked-detached family home, located in the popular and highly sought-after Simpson Cross area. The property offers a practical and comfortable layout, comprising a spacious living room, a fitted kitchen, and three well-sized bedrooms, making it ideal for families or those seeking additional space.

Externally, the property benefits from a driveway providing off-road parking, along with an attached garage offering useful storage or workspace. The rear garden is generous in size and mainly laid to lawn, providing plenty of space for outdoor entertaining. In addition, there is a side garden, also laid to lawn, enhancing the outdoor space.

Conveniently located close to the coast, the property also enjoys easy access to local schools, shops, and transport links. Combining practicality with excellent potential, this home is ready for new owners to move in and put their own stamp on it. Early viewing is highly recommended to fully appreciate all that this property has to offer.



**RK & son  
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#### Hallway

uPVC door with glass panel insert, vinyl flooring, stairs

#### Kitchen

Matching base and wall units, vinyl flooring, under stair storage, double glazed uPVC window to the rear, uPVC door to the rear

#### Living Room

Vinyl flooring, double glazed uPVC window to the front

#### Landing

Fitted carpet, double glazed uPVC window to the side

#### Bathroom

Part tiled walls, bath with overhead shower, hand basin, low flush toilet, double glazed uPVC frosted window to the rear

#### Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

#### Bedroom 2

Fitted carpet, double glazed uPVC window to the front

#### Bedroom 3

Fitted carpet, double glazed uPVC window to the front

#### Garage

Manual up & over door, electric

#### Outside

To the front the property benefits from a driveway to one side providing off-road parking.

To the side is a lawned area with fencing.

To the rear, an enclosed garden mainly laid to lawn with access to the garage.

#### Additional Information

Tenure: Freehold

Services: Mains electricity, water and drainage with Oil central heating

Local Authority: Pembrokeshire County Council

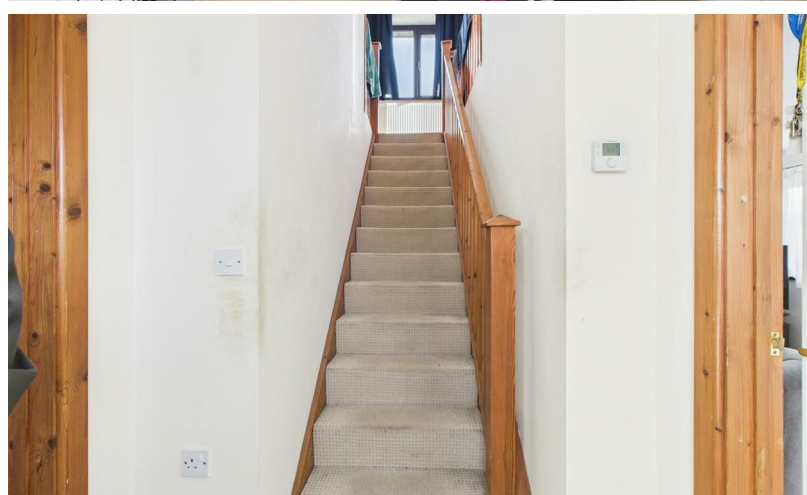
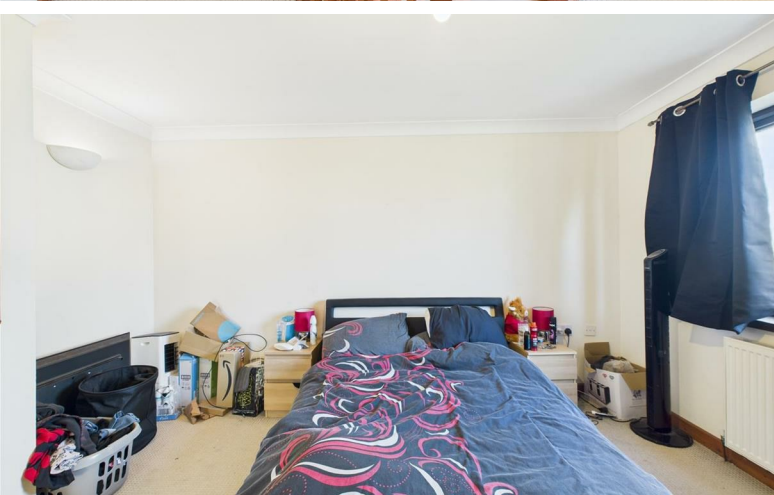
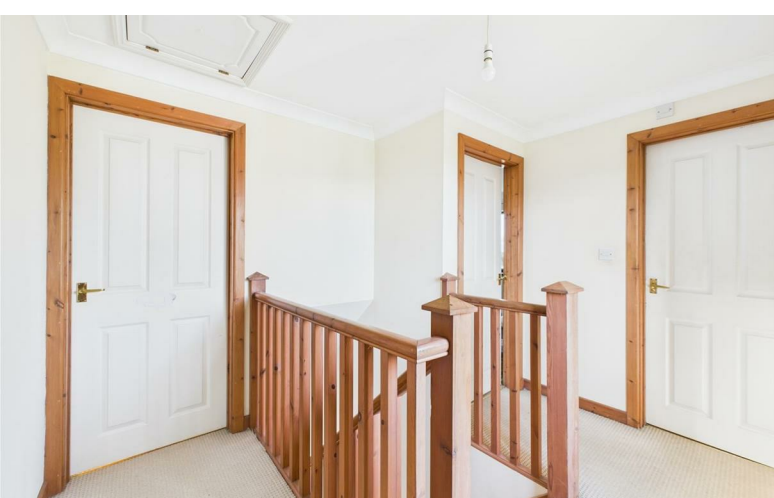
Council Tax: Band C

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

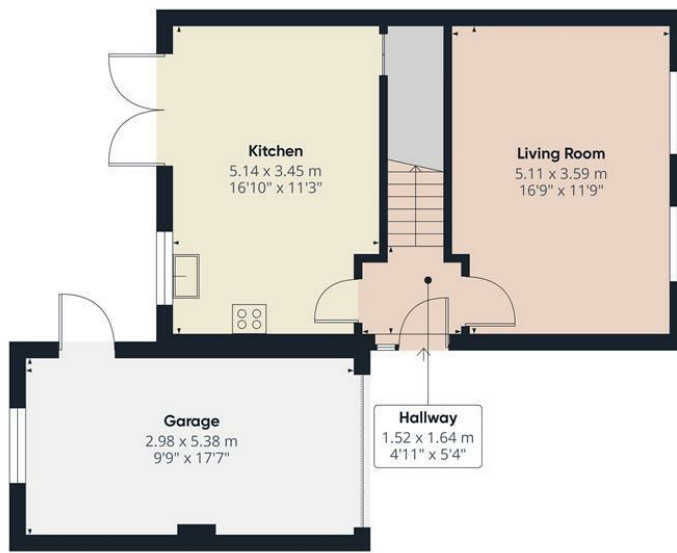
Buyers should make their own enquiries.



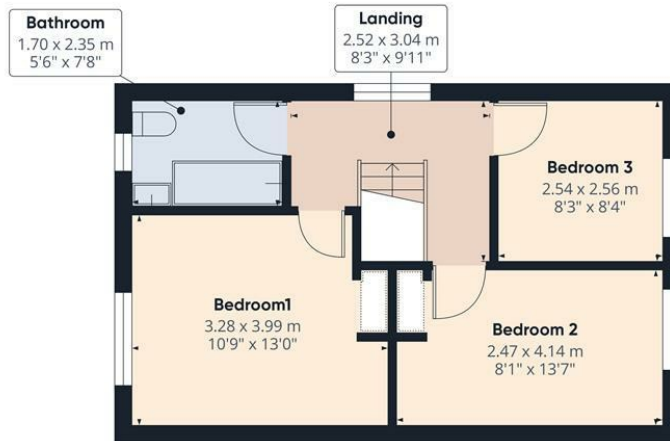


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
95.7 m<sup>2</sup>  
1030 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

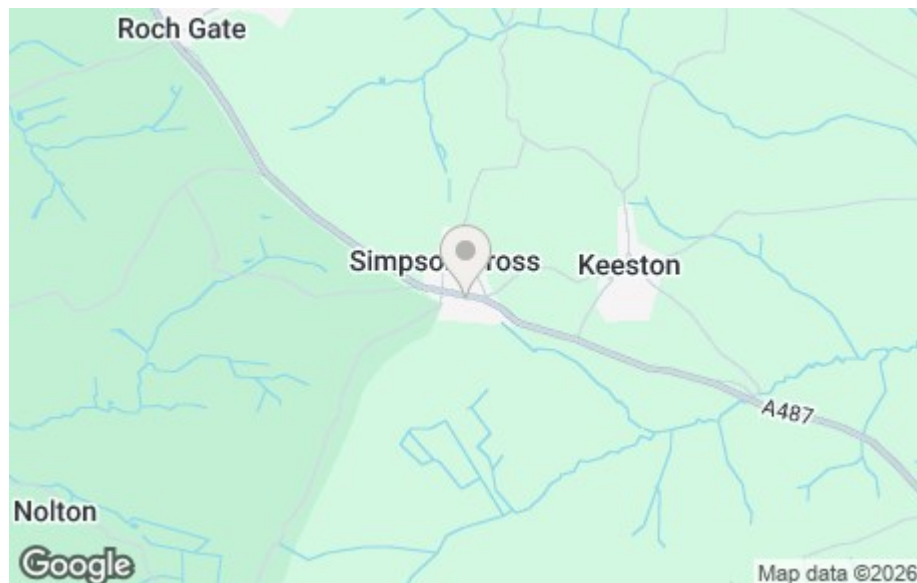
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From Haverfordwest take the A487 towards St David's. Stay on this road until you reach Simpson Cross (approximately 5 miles). Sunkist will be on the right hand side of the main road as you come into the village.

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>59</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<br>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.