

10 Elidyr Park, Ashdale Lane, Llangwm



Offers In Excess Of £575,000



This incredible home offers plenty for everyone. Highlights include the 4k projected home cinema in the main lounge which is hidden away until needed with black out blinds and ambient lighting to really set the mood. The home also features underfloor heating on the ground and first floor with full digital zone control so that every room is conditioned exactly as required. There is a whole house entertainment system that can be controlled from Alexa or other type apps, a games room on the top floor with pool table and rack, and a hot tub in the rear garden perfect for evening relaxation all year round.

The accommodation is well appointed. Accessed from the Hollywood style staircase in the reception hall the home features 5/6 bedrooms, 3 receptions, 4 bathrooms, a utility room, a games room and large garage. This home ticks every box and will no doubt prove very popular so early viewing is advised.



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Reception Hall 16'8" x 13'1" (5.1m x 4.0m)

Featuring Hollywood style staircase and separate W.C.

Lounge 19'8" x 18'4" (6.00m x 5.60m)

Large family room with hidden cinema screen, projector and black-out blinds.

Sitting Room 11'10" x 16'1" (3.60m x 4.90m)

Open to kitchen and dining area.

Dining Room 13'1" x 16'5" (4.00m x 5.00m)

Vaulted ceiling dining area with doors to patio and tinted glazing.

Kitchen 11'10" x 15'9" (3.60m x 4.80m)

Featuring an array of base and wall units.

Utility 8'6" x 10'6" (2.60m x 3.20m)

Appliance connections and further storage units.

Wet Room 7'6" x 6'6" (2.3m x 2.0m)

Mixer shower to wall, corner lavatory and hand basin.

Garage 24'11" (max) x 15'1" (7.6m (max) x 4.6m)

Integral access off utility. Wide electric door to front.

Galleried Landing

Large airing cupboard and access to front balcony

Master Bedroom 19'8" x 15'5" (6.00m x 4.70m)

Large double bedroom to the front with recess storage and door to...

Dressing Room 11'6" x 9'2" (3.50m x 2.80m)

his and hers mirrored wardrobes and space for dressing table.

En-suite Shower Room 11'9" x 5'10" (3.6m x 1.8m)

Modern suite featuring multi-jet shower in enclosure, vanity storage lavatory and hand basin.

Bedroom 2 11'6" x 11'6" (3.50m x 3.50m)

Rear facing double bedroom.

Bathroom 11'1" (max) x 9'2" (3.4m (max) x 2.8m)

Gorgeous bathroom featuring roll-top free standing bath, hand basin and lavatory.

Bedroom 3 15'1" x 13'5" (4.60m x 4.10m)

Rear facing double bedroom with built in wardrobe.

Bedroom 4 16'1" x 12'10" (4.90m x 3.90m)

Front facing double bedroom with recessed wardrobe.

Games Room/bedroom 6 16'3" x 27'3" (4.95m x 8.30m)

Top floor entertainment area - perfect for parties or family fun. Large storage room to end.

Bedroom 5 16'1" x 18'1" (4.90m x 5.50m)

Double bedroom with roof light, built-in wardrobe and...

En-suite Shower Room 8'6" x 7'2" (2.6m x 2.2m)

Mixer shower in enclosure, lavatory and hand basin.

Outside

The front of the property sets back from the road with a jambed entrance to the plentiful off-road parking.

To the rear is a sun-trapping garden with patio, hot tub area and lawn.

Additional information

mains water electricity, and drainage connected. Gas fired underfloor heating system to ground and first floor with full digital zone controls

Council tax Band:

Pembrokeshire County Council

Viewings: strictly by appointment with R K Lucas & Son and subject to Covid regulations.





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Total area: approx. 374.0 sq. metres (4025.2 sq. feet)
 For illustration purposes, do not scale.
 Plan produced using PlanUp.

From Haverfordwest: Take the Old Pembroke Road from Merlins Bridge. Continue on through Sardis and take the left hand turn onto Ashdale Lane. Elidyr Park is the first turn on the right hand side and the property will be found on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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		



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