



Offers In The Region Of £450,000



Nestled in the picturesque village of Llawhaden, this beautifully presented five-bedroom detached bungalow offers the perfect blend of rural tranquility and modern comfort. Enjoy stunning views of the historic Llawhaden Castle and rolling countryside from the comfort of your own home.

Spacious and light-filled throughout, the property boasts generous living areas, kitchen, and well-appointed bedrooms, ideal for family living or those seeking a peaceful countryside retreat. With private gardens, ample parking, and those breathtaking views, this home offers an exceptional opportunity to enjoy village life. A versatile layout includes access to the rear creating the potential for an annex or independent living space with its own separate entrance.

Llawhaden itself is renowned for its impressive Castle, which sits proudly in an elevated position with the village surrounding it. The village offers a welcoming community atmosphere, featuring amenities such as a community hall and a children's play area. A wider range of shops, schools, and facilities can be found in the nearby towns of Narberth and Haverfordwest, both easily accessed via the nearby A40 trunk road. Footpaths and scenic trails surround the village, providing endless opportunities for walking, cycling, and other outdoor pursuits.



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Hallway

Timber flooring, uPVC door with glass panel insert and sidelight, double glazed uPVC window to the side

Living room

Timber flooring, log burner with decorative surround, double glazed uPVC window to the side, double glazed uPVC patio doors to balcony

Dining room

Timber flooring, open plan, double glazed uPVC window to the front and to the side

Kitchen

Matching base and wall units with integrate electric hob and oven, 1.5 drainer sink, double glazed uPVC window to the side, boiler

Bedroom 1

Timber flooring, storage, double glazed uPVC window to the front

Bedroom 2

Timber flooring, double glazed uPVC window to the front

Bedroom 3/ office

Timber flooring, double glazed uPVC window to the front and side, with access to the rear entrance and WC, this section of the property could easily be adapted to form an annex with its own private entrance.

Bedroom 4

Timber flooring, double glazed uPVC window to the rear

Bathroom

Vinyl flooring, part tiled walls, bath, shower cubicle, hand basin, low flush toilet, frosted double glazed window to the rear

Bedroom 5

Timber flooring, double glazed uPVC window to the rear

Rear porch

Timber flooring, uPVC door with glass panel insert

WC

Timber flooring, frosted double glazed uPVC window to the rear, low flush toilet, hand basin

Garage

Up & Over door

Outisde

To the front, a driveway provides parking for multiple vehicles.

The garden is mainly laid to lawn and complemented by mature shrubbery. Beyond the fencing, there is an additional section laid to concrete, providing further versatile outdoor space.

Additional information

Covenants :

Must not be used for Religious use

Must not be used for Immoral, sacrilegious, offensive or noisy purposes;

use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present;

The property shall cease to be called "The Vicarage" or "The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or "The Old Rectory".

Services: Mains electricity and water are connected with a private drainage system and oil fired central heating

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax Band: F

Broadband: Superfast broadband available

Mobile coverage: Available from certain providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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www.rklucas.co.uk





Approximate total area⁽¹⁾
153.4 m²
1652 ft²

(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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Leave Haverfordwest on the A40 heading East towards Carmarthen. Upon reaching Canaston Bridge roundabout take the first exit towards Robeston Wathen then turn immediately left signposted for Llawhaden. Continue up the hill and into the village then turn right at the T-junction. Passing the village green on your left continue straight along a dead end road. The property can be found a short way along on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.