

30 New Road, Hook SA62 4LH



## Offers In The Region Of £175,000



R K Lucas & Son are delighted to bring to the market this detached bungalow in the ever popular village of Hook. This family home offers flexible accommodation and briefly comprises a living room, kitchen, utility room, 4 bedrooms and 2 bathroom, and benefits from a detached garage, off-road parking, and enclosed rear garden.

Hook is located approximately 4 miles south-east of the County town of Haverfordwest, very convenient to the inner reaches of the River Cleddau estuary with its abundant wild life and attractive scenery. The village benefits from a vibrant local community and its facilities include a grocery store, post office, community hall and primary school facilities at Hook Junior School and nearby Cleddau Reach Junior School at Llangwm.



Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

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**Hallway**

uPVC frosted double glazed entrance door, fitted carpet

**Living Room**

Fireplace with decorative surround, fitted carpet, uPVC double glazed window to front

**Kitchen**

Matching base and wall units with contrasting work surface, single drainer sink, electric double oven and hob, dual aspect uPVC double glazed windows. built-in storage cupboard

**Bathroom**

Vanity hand basin, shower in glass cubicle, close coupled lavatory, tiled walls, tiled flooring, frosted uPVC double glazed window to rear

**Bedroom 1**

Front facing ground floor double bedroom with fitted carpet, uPVC double glazed window

**Bedroom 2 / Dining Room**

Rear facing ground floor double bedroom previously utilised as a dining room with fitted carpet, uPVC double glazed window

**Inner Hallway**

uPVC frosted double glazed side entrance door, tiled flooring

**Utility**

Low flush lavatory, pedestal hand basin, wall units and work surface, plumbing for appliances, 2 x windows to rear

**Landing**

Fitted carpet, built-in storage cupboard

**Bedroom 3**

Double bedroom with fitted carpet, skylight, eaves storage

**Bedroom 4**

Fitted carpet, skylight, eaves storage

**Bathroom**

Twin grip panelled bath, pedestal hand basin, close coupled lavatory, part tiled walls, skylight

**Garage**

Detached garage with double doors to front, window to side

**Outside**

To the front of the property a concrete driveway provides ample off-road parking with an area of lawn to one side. To the rear is a fully enclosed garden predominantly of lawn

**General Notes**

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

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



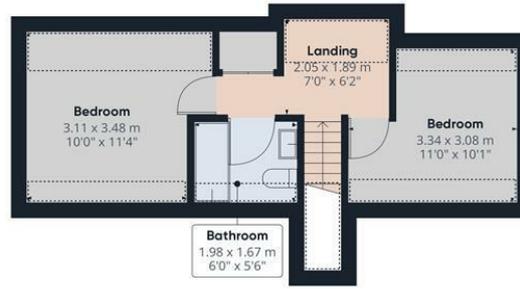


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>1)</sup>**  
112.03 m<sup>2</sup>  
1205.88 ft<sup>2</sup>

**Reduced headroom**  
11.92 m<sup>2</sup>  
128.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

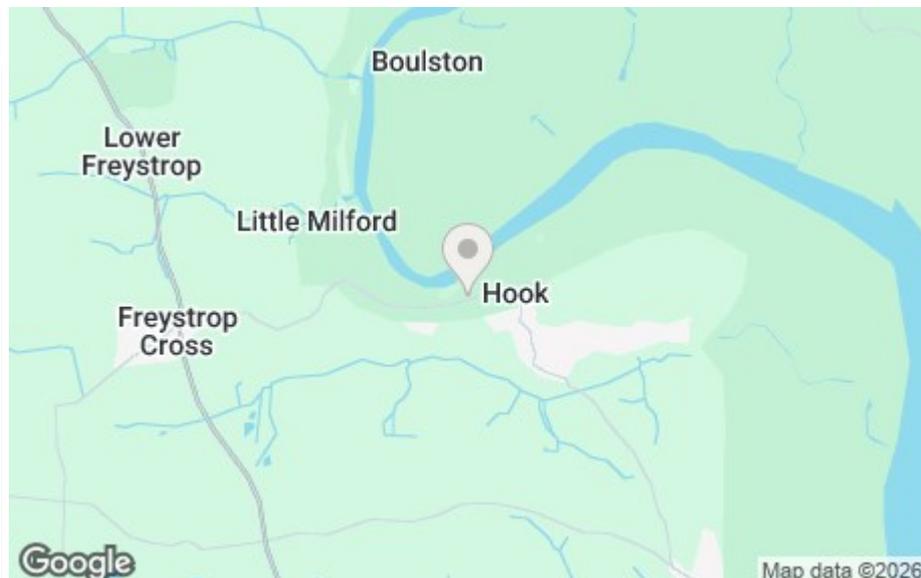
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Leave Haverfordwest on the Pembroke Road. Continue on this road until you reach Freystrop Cross, take a left at the cross roads onto New Road. Continue on this road down the hill into the village of Hook and No. 30 can be found on your left hand side, identifiable by our 'For Sale' board.

### 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>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</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.