

Valley View, Llawhaden SA67 8HL



Offers In The Region Of £625,000



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

**Prestige
Collection**





R K Lucas & Son are delighted to offer to the market this substantial detached family home set in just under 1.5 acres of grounds and located in an elevated position within the rural mid-Pembrokeshire village of Llawhaden. The property offers spacious and versatile accommodation and briefly comprises 5/6 bedrooms, 4 reception rooms, 3 bathrooms and separate WC, utility room and expansive entrance hall. As its name suggests, the property enjoys views over the valley below from its South and East elevations.

Llawhaden itself is renowned for its Castle which sits in an elevated position with the village around it. Village amenities include a community hall and children's play area with a wide range of amenities and facilities found in the nearby towns of Narberth and Haverfordwest, both easily accessed via the nearby A40 trunk road. Footpaths and trails surround the village providing endless opportunities for outdoor pursuits.

Early viewing is recommended to appreciate the views and all this property has to offer.



Entrance Hall

Entrance door, engineered oak flooring with underfloor heating, double glazed window to front, boiler room

Living Room 22'8" x 18'1" (6.90m x 5.50m)

Inglenook fireplace with log burner and stone surround, engineered oak flooring with underfloor heating, double glazed window to side

Kitchen/Dining Room 19'0" x 17'1" (5.80m x 5.20m)

An array of matching base and wall units with contrasting work surface, Belfast sink, two integrated ovens, electric hob, tiled flooring with underfloor heating, double glazed window to side, open plan to...

Sun Room 15'5" x 17'1" (4.70m x 5.20m)

Double glazed units throughout, French doors to garden, tiled flooring with underfloor heating

Utility 5'7" x 14'1" (1.70m x 4.30m)

Matching base and wall units with contrasting work surface, 1.5 bowl single drainer sink, tiled splash back, tiled flooring with underfloor heating, double glazed window to front, plumbing for appliances

WC

Close coupled lavatory, hand basin, tiled flooring, frosted double glazed window to side

Rear Porch

Side entrance door, tiled flooring, double glazed window to side, built-in double cupboard

Landing

Stairs lead from the entrance hall to first floor landing

Bedroom 1 15'9" x 18'4" (4.80m x 5.60m)

Spacious double bedroom with dual aspect double glazed windows, engineered oak flooring, built-in wardrobe

En-suite Bathroom 9'7" x 17'1" (2.91m x 5.20m)

Panelled bath, close coupled lavatory, hand basin over storage, shower in glass cubicle, tiled flooring with electric underfloor heating, part tiled walls, skylight, heated towel rail

Bedroom 2 18'8" x 13'5" (5.70m x 4.10m)

Double bedroom with engineered oak flooring, skylight

En-suite

Shower in glass cubicle, pedestal hand basin, close coupled lavatory, eaves storage, tiled flooring, tiled walls, skylight, heated towel rail

Hallway 10'2" x 9'2" (3.10m x 2.80m)

Fitted carpet

Bedroom/Office 10'2" x 8'6" (3.10m x 2.60m)

Ground floor bedroom/office with laminate flooring, radiator, double glazed window to side

Sitting Room 14'9" x 17'1" (4.50m x 5.20m)

Fireplace with decorative surround, fitted carpet, radiator, double glazed window to side, double doors to...

Conservatory 7'3" x 18'1" (2.20m x 5.50m)

Double glazed units throughout, French doors to garden, tiled flooring

Porch

Rear entrance door

Landing

Fitted carpet

Bedroom 3 6'11" x 9'2" (2.10m x 2.80m)

Laminate flooring, radiator, double glazed window to side

Bedroom 4 10'10" x 10'2" (3.30m x 3.10m)

Double bedroom with dual aspect double glazed windows, fitted carpet, radiator

Bedroom 5 14'9" x 11'2" (4.50m x 3.40m)

Double bedroom with dual aspect double glazed windows, laminate flooring, radiator

Bathroom 10'1" x 9'3" (3.08m x 2.81m)

Panelled bath, close coupled lavatory, pedestal hand basin, shower in glass cubicle, storage cupboard, frosted double glazed window to side

Garage

Up & over door, electricity connection, window to side

Garage/Workshop 58'4" x 17'4" (17.8m x 5.3m)

Large garage/workshop with up & over door, 4 x windows & door to side, log burner, 3-phase electricity

Outside

The property is approached via a private, gated driveway providing plentiful off-road parking. There is a hardstanding concrete storage area with oil tank to one side. The plot extends to just under 1.5 acres with the majority of the garden on the East side of the property - gently sloping lawn leading to a pond in the far Northeast corner. Immediately to the South of the property is a raised decking area leading to a raised section of artificial turf.

General Notes

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

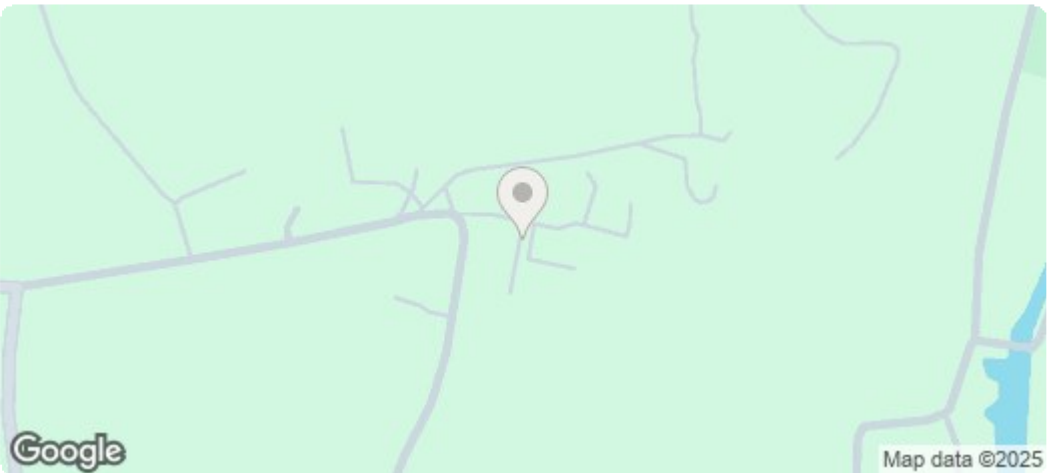
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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.
 what3words///scored.vision.campus

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.