



## Offers In The Region Of £399,999



Beautifully presented four-bedroom detached family home, finished to a high standard and located in the village of Ambleston.

The ground floor features a spacious kitchen, dining and living area, flooded with natural light, creating a bright and practical space for the family. The property benefits from four well-proportioned bedrooms, including a main bedroom with en-suite, a family bathroom, detached garage with gym and laundry room.

The property boasts clean, modern interiors, creating a ready-to-move-in home.

Set within a peaceful rural location, Ambleston remains well placed for everyday amenities. Haverfordwest is a short drive away, offering a range of schools, shops and services, while the Pembrokeshire coast and surrounding countryside are easily accessible.



**R & son**  
**Klucas**  
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#### Entrance

Front door with decorative glass panel inserts, tiled flooring

#### Hallway

Timber flooring, understairs storage, stairs

#### Bedroom 4/ Office

Timber flooring, double glazed uPVC window to the front

#### WC

Tiled flooring, close coupled WC, hand basin

#### Kitchen

Tiled flooring with underfloor heating, matching base and wall units with integrated appliances and plentiful storage space, featuring an island with integrated hob and charging points. Double glazed uPVC window to the rear and conservatory with double glazed uPVC units throughout.

#### Living room

Fitted carpet with underfloor heating, dual aspect double glazed uPVC windows

#### Landing

Fitted carpet

#### Bedroom 1

Fitted carpet, double glazed uPVC window to the front, fitted wardrobes, storage

#### En-suite

Tiled throughout, walk in shower, close coupled WC, hand basin with unit, double glazed uPVC window to the rear

#### Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

#### Bedroom 3

Fitted carpet, double glazed uPVC window to the front

#### Bathroom

Tiled throughout, P bath with glass shower door, close coupled toilet with hand basin unit

#### Outside

To the front, the property is approached via a gated paved driveway providing parking for multiple vehicles.

To the rear, an enclosed lawned garden with a patio area, offering a private and practical outdoor space.

#### Additional information

Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating with solar powered hot water.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

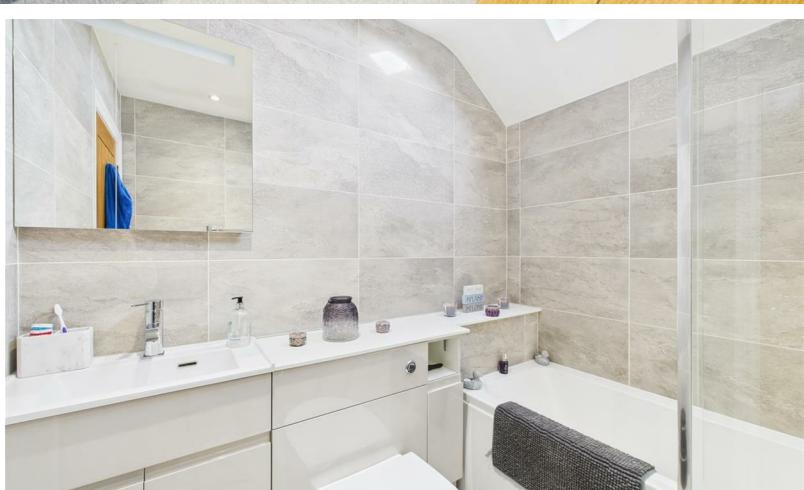
Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

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





See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)



Approximate total area<sup>(1)</sup>141.4 m<sup>2</sup>1522 ft<sup>2</sup>

Floor 0 Building 1



(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.

GIRAFFE360

Leave our Haverfordwest office and head along the B4329 towards Cardigan. Continue through Crundale for approximately 8 miles, then turn left following the signpost for Wallis. Take the next left, signposted Ambleston, and continue through the village. Primrose Cottage will be found further along on your left-hand side, easily recognised by our for-sale sign.

### 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>		
(55-68) <b>D</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 2002/91/EC

