



# Pembrokeshire's Property Professionals

The Tithe Exchange  
9 Victoria Place  
Haverfordwest  
SA61 2JX

01437 762538

[www.rklucas.co.uk](http://www.rklucas.co.uk) [info@rklucas.co.uk](mailto:info@rklucas.co.uk)

Alexandra House  
69 Charles Street  
Milford Haven  
SA73 2HA

01646 695713

Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



Offers In The Region Of £230,000

## Cheriton House, Lower Row

Pembroke SA71 4TG

R K Lucas & Son are pleased to offer this 4 bedroom semi-detached property of significant character located on Lower Row, Goldenhill. The property briefly comprises 4 bedrooms, 3 reception rooms, kitchen, bathroom, wet room and basement, and benefits from its large end plot position, with the grounds previously having had planning for a further 2 properties to be built.

Although requiring some basic modernisation, viewing is highly recommended to appreciate the full potential of this property and the 1/3 of an acre that comes with it, with significant scope for conversion and redevolvement.

- 4 bedroom semi-detached house
- Large terraced garden
- All mains services connected
- 3 reception rooms
- Potential for conversion & redevelopment
- EPC rating: D

### **Porch**

Tiled flooring, part tiled walls, timber entrance door, internal entrance door with stained glass panes

### **Hallway**

Fitted carpet, feature staircase to first floor landing and stairs down to basement

### **Living Room 8'6" x 12'6" (2.60m x 3.80m)**

Fitted carpet, uPVC double glazed window to side



### **Wet Room**

uPVC double glazed window to front with shutters, close coupled lavatory, hand basin, electric shower, part tiled walls

### **Sitting Room 12'10" x 12'6" (3.90m x 3.80m)**

Gas fire with decorative surround, fitted carpet, uPVC double glazed window to rear overlooking garden

### **Dining Room 12'10" x 11'10" (3.90m x 3.60m)**

Period style old world fireplace, fitted carpet, uPVC double glazed window to front

### **Kitchen 12'10" x 8'10" (3.90m x 2.70m)**

Matching base and wall units with contrasting worksurface, part tiled walls, vinyl flooring, wall mounted Worcester gas fired boiler



### **Rear Entrance Hall**

Rear entrance door

### **Basement**

Used as utility space with electric and plumbing for appliances

### **Landing**

Built-in storage cupboard, fitted carpet

### **Bedroom 1 12'10" x 11'2" (3.90m x 3.40m)**

Double bedroom with uPVC double glazed window, hand basin, fitted carpet



### **Bedroom 2 12'10" x 12'6" (3.90m x 3.80m)**

Double bedroom with uPVC double glazed window, skylight, hand basin, fitted carpet

### **Bedroom 3 12'10" x 6'7" (3.90m x 2.00m)**

Fitted carpet, hand basin, uPVC double glazed window

### **Bedroom 4 12'10" x 10'6" (3.90m x 3.20m)**

Fitted carpet, hand basin, uPVC double glazed window



### **Bathroom**

Flamingo suite comprising wood panelled bath, close coupled lavatory with mixer shower over, tiled walls, frosted uPVC double glazed window

### **Shower**

Separate shower with fully tiled walls and flooring, concertina doors

### **Outside**

An attractive feature of the property is its terraced garden that stretches to approx. 1/3 of an acre. It previously had planning permission for a further 2 semi-detached properties to be built, both designed with parking and rear garden, although this lapsed in 2017. Further details can be found on the Pembrokeshire County Council Planning Portal using planning reference 12/0240/PA.

### **General Notes**

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D



### **Viewing**

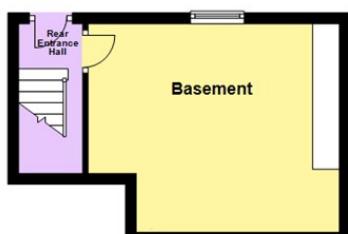
By appointment with R K Lucas & Son



### Ground Floor



### Basement

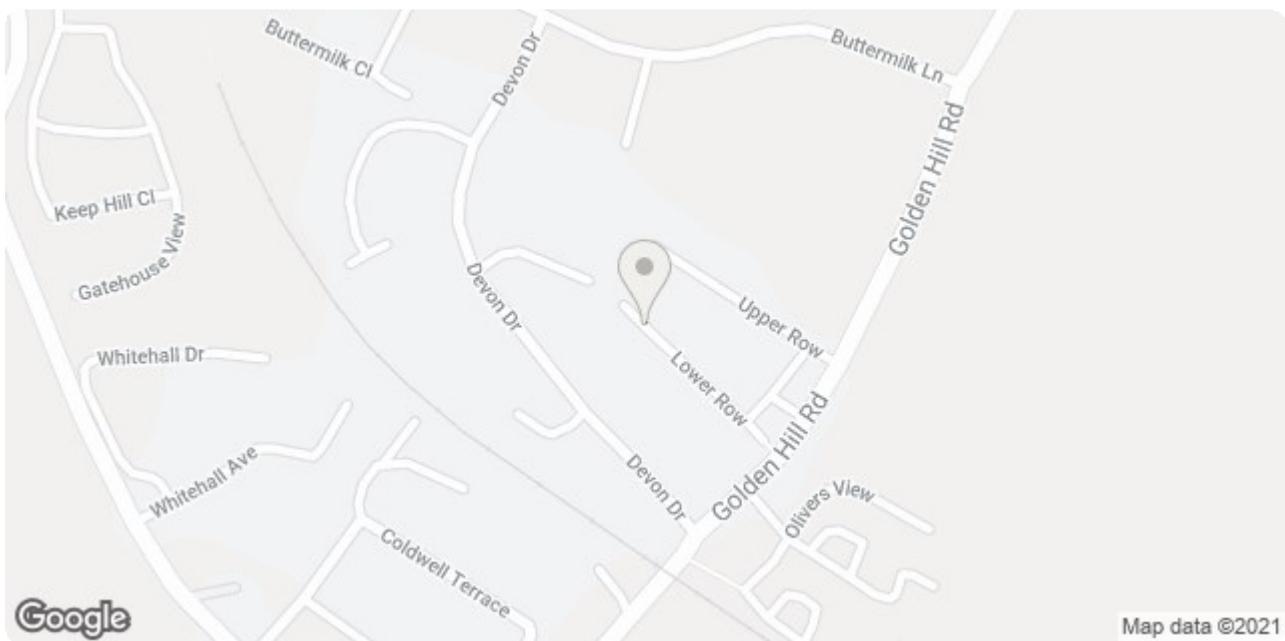


### First Floor

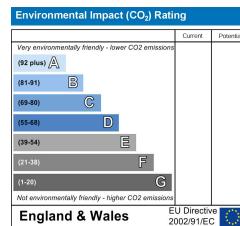
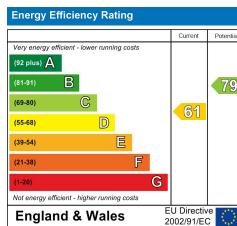


Total area: approx. 159.3 sq. metres (1715.2 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.



Map data ©2021



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