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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 redevelopment.

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

Zoopla.co.uk  **RICS**

 **NHER**
Accreditation Scheme
Registered Member

 **rightmove.co.uk**
The UK's number one property website

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



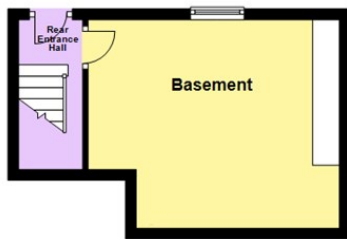
By appointment with R K Lucas & Son



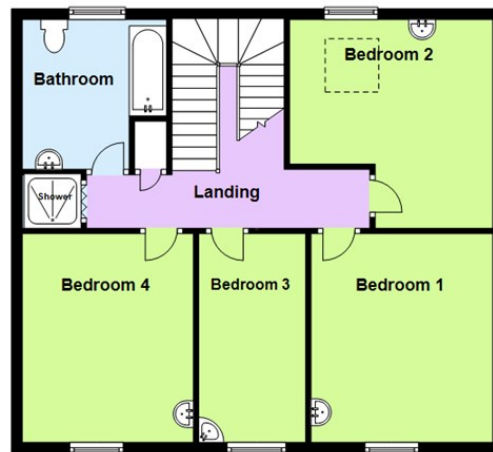
Ground Floor



Basement

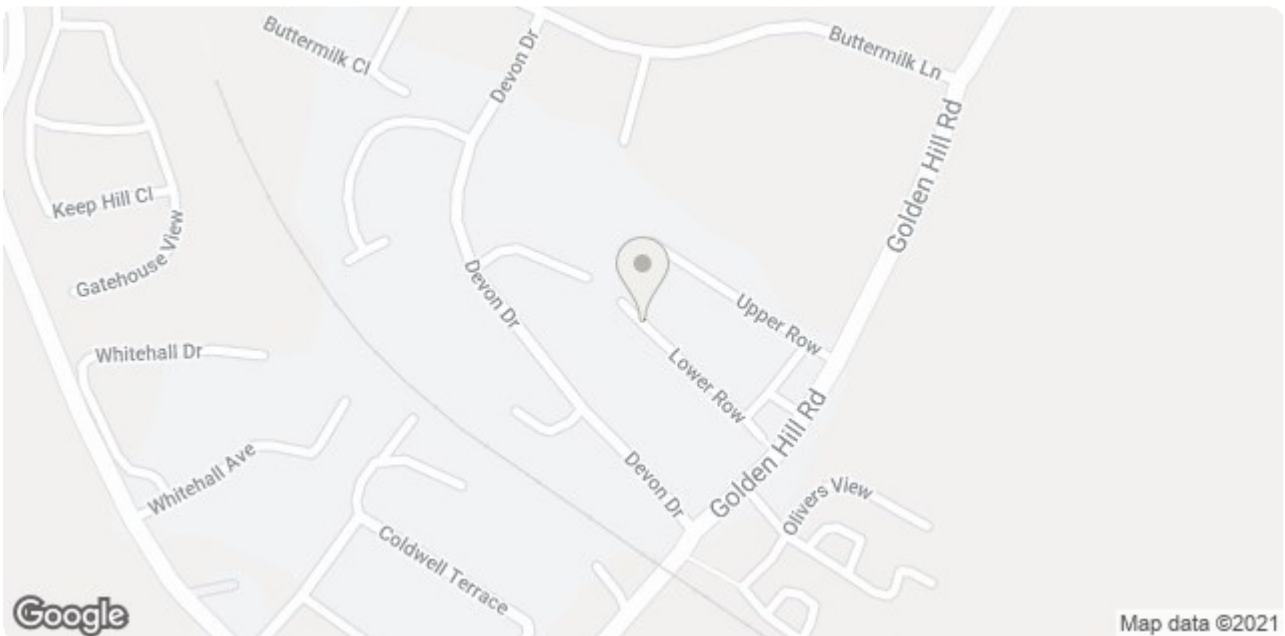


First Floor



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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
England & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
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.