

Carreg Yr Onnen, Trefin, SA62 5AG



Offers In The Region Of £300,000



R K Lucas & Son are delighted to offer to the market this attractive semi-detached home located on the outskirts of the sought after north Pembrokeshire village of Trefin in a hamlet known as Penparc. The property briefly comprises 4 double bedrooms, 2 reception rooms, kitchen, utility, and family bathroom and benefits from well maintained front and rear gardens and stunning rural views from the first floor.

Penparc itself is located between the popular Cathedral City of St Davids, some 7 miles west, and the market town of Fishguard, approximately 8 miles east. The property sits within the Pembrokeshire Coast National Park and a number of its picturesque inlets and coves are in close proximity, including Abercastle, Porthgain, Abereddy and Whitesands Bay among others.

Early viewing is recommended to fully appreciate all this property and location have to offer.



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

www.rklucas.co.uk

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Entrance hall

Timber entrance door with decorative glass insert, tiled flooring

Living room

Timber flooring, log burner, 2 x double glazed window to front, built-in storage cupboard

Kitchen

Matching base and wall units, double drainer sink, integrated electric oven and hob, double glazed window to the rear

Dining room

Timber flooring, double glazed window to the rear

Utility room

Tiled flooring, 2 x double glazed windows to rear, glass panelled rear entrance door

Bedroom 1

Double bedroom with timber flooring, feature panelled wall, double glazed window to the front

Bedroom 2

Double bedroom with timber flooring, 2 x double glazed windows to the front

Bedroom 3

Double bedroom with timber flooring, double glazed window to the rear

Bedroom 4

Double bedroom with timber flooring, double glazed window to the rear

Bathroom

Tiled flooring, tiled walls, close coupled lavatory, hand basin, panelled bath with shower over, heated towel rail, frosted double glazed window

Outside

The property is approached via a path passing a lawned garden with raised boarders. On street parking is available in front of the property. To the

rear is an enclosed garden with lawn and patio areas and rear access through double five bar gates.

Additional information

Services: Mains electricity, water and drainage are connected. The property also benefits from solar panels.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D

Mobile coverage: Available from a range of providers

Broadband: Ultrafast available

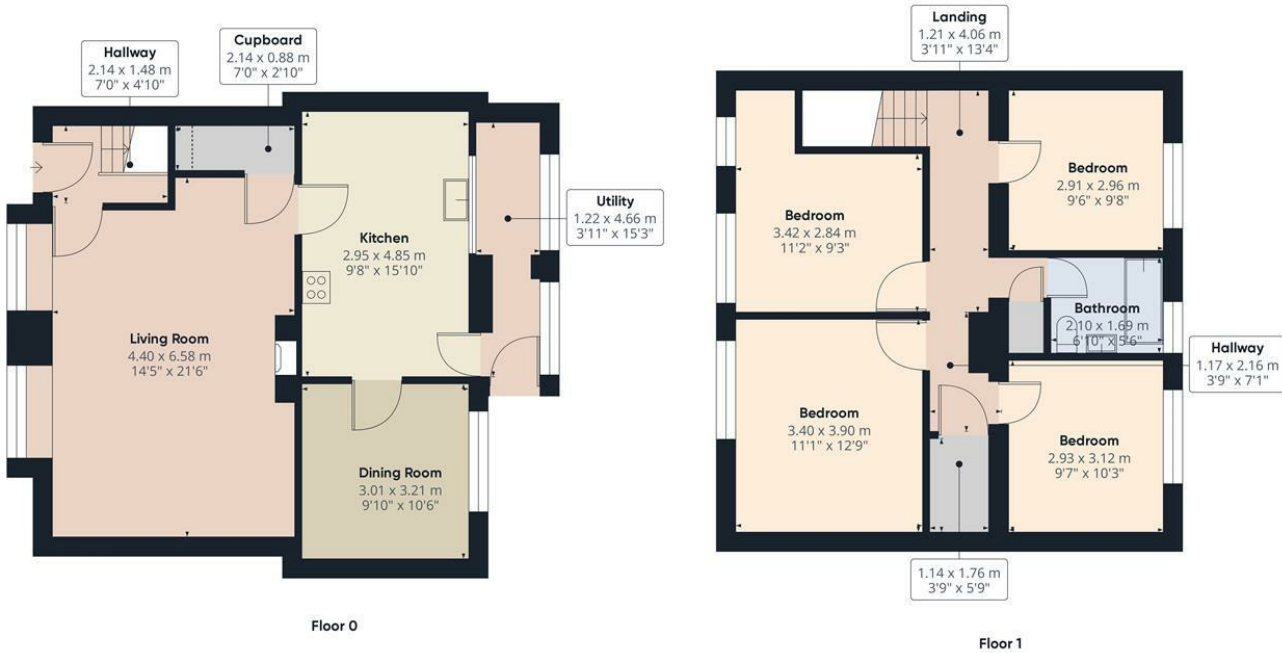
For an indication of mobile and broadband speeds and supply of coverage we recommend visiting Ofcom checker.





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾

120.34 m²
1295.33 ft²

Reduced headroom

0.24 m²
2.58 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

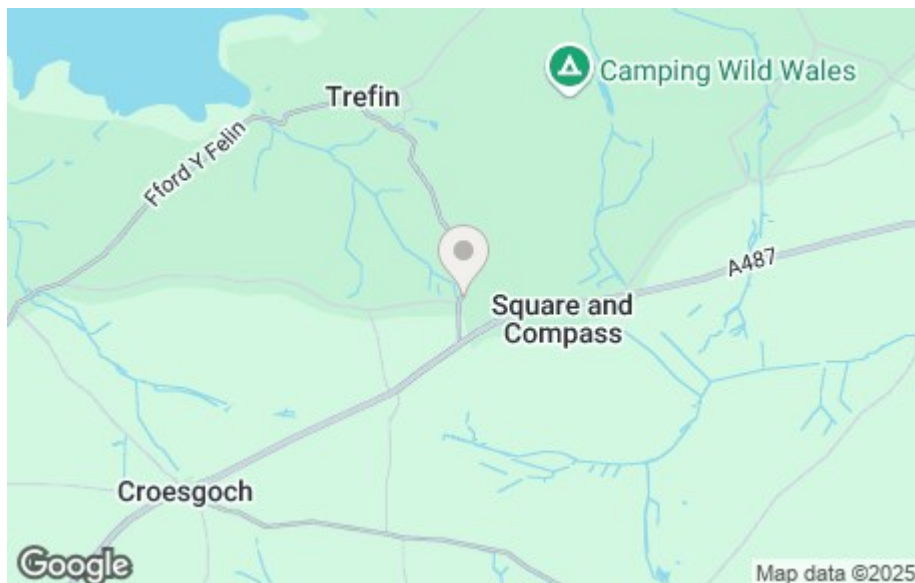
Calculations are based on RICS IPMS 3C standard.

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Leave Haverfordwest heading north on the A40 towards Fishguard. Upon reaching the village of Letterston turn left at the cross roads towards Mathry. Follow this road all the way to the T-junction with the A487. Turn left and continue on this road and continue through Square & Compass. Turn right at a junction signposted for Trefin and continue for a few hundred yards. The property can be found on the right hand side.
what3words:///approve.gears.exclusive

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	44	
(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.