

Brook Cottage, Clarbeston Road SA63 4UH



Offers In The Region Of £270,000



R K Lucas & Son are delighted to offer to the market this 1930's double fronted detached bungalow located in the mid-Pembrokeshire village of Clarbeston Road. The property has been tastefully updated and extended over the years, retaining its character and many original features, whilst also providing the key components for modern living. The accommodation briefly comprises 2/3 bedrooms, 2/3 reception rooms, kitchen, utility and shower room. Externally the property benefits from a large outbuilding/garage, off-road parking and an enclosed rear garden that stretches to approximately a third of an acre.

Clarbeston Road itself offers a community hall, public house, train station and bus stop. Shopping facilities, schools and other amenities can be found in the County town of Haverfordwest, approximately 5.5 miles west of the village.



**R K & son
Lucas**
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PROFESSIONALS

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

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Hallway

Recessed entranced door, timber flooring

Living Room 11'10" x 12'2" (3.60m x 3.70m)

Fire place with red brick surround and slate hearth, fitted carpet, uPVC double glazed window to front

Dining Room 12'2" x 6'7" (3.70m x 2.00m)

Original Foresight range style cooker, quarry tiled flooring, built-in storage cupboard, open-plan to...

Sun Room/Office 15'5" x 7'7" (4.70m x 2.30m)

uPVC double glazed units throughout, rear entrance door, tiled flooring

Kitchen 7'3" x 10'6" (2.20m x 3.20m)

Matching base and wall units with contrasting work surface surface, single drainer sink with mixer tap, electric oven, hob and extractor fan, quarry tiled flooring, tiled splash back, uPVC double glazed window to rear

Utility 7'3" x 6'7" (2.20m x 2.00m)

Granite effect work surface, plumbing for appliances, wall units, oil fired Boulter boiler, uPVC double glazed window and door to rear

Bedroom 1 11'10" x 12'2" (3.60m x 3.70m)

Front facing double bedroom with fitted carpet, uPVC double glazed window, 2 x built-in wardrobes

Bedroom 2 12'2" x 12'2" (3.70m x 3.70m)

Rear facing double bedroom with fitted carpet, uPVC double glazed window, built-in wardrobe, large fitted wardrobe

Shower Room

Electric shower in glass cubicle, pedestal hand basin, close coupled lavatory, quarry tiled flooring, part-tiled walls, heated towel rail

Outbuilding/Garage 32'1" x 13'1" (9.80m x 4.00m)

With double doors to front and door to rear. Previously used simultaneously as a garage and stable.

Outside

To the front of the property is a well maintained lawned garden with a paved pathway leading to the front entrance. A gated driveway to one side provides off-road parking for at least 2 vehicles. To the rear is a fully enclosed garden predominately of lawn that stretches to just over a third of an acre.

General Notes

Services: Mains electricity, water and drainage are connected with oil fired central heating

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D

Viewing

By appointment with R K Lucas & Son





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



Ground Floor



Total area: approx. 86.6 sq. metres (932.5 sq. feet)

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

Leave Haverfordwest on the B4329 towards Crundale. At the fork in the road turn right signposted for Clarbeston Road. Continue on this road for approximately 4 miles until you enter the village of Clarbeston Road. Pass through J. E. Lawrence then turn left over the railway bridge. Continue for a few hundred yards and the property will be on the right hand side, identifiable by our 'For Sale' sign.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(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.