



4 Osborn Park

Offers In The Region Of £380,000



R K Lucas & Son are delighted to bring to the market this well presented 5 bedroom detached property in Neyland, boasting extensive views the Cleddau Estuary from the first floor.

The spacious accommodation briefly comprises living room, dining room, kitchen, utility room, 4 double bedrooms, and single bedroom. The property benefits from a double garage, ample off-road parking and well-maintained gardens.

The town of Neyland boasts a primary school, yacht club, marina and athletics club along with restaurants, and shops all within walking distance.



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

www.rklucas.co.uk

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**Porch**

uPVC sliding door, tiled flooring

Hallway 17'1" x 7'7" (5.20m x 2.30m)

uPVC glass panelled front door, fitted carpet

Living Room/ dining room 13'5" x 13'9" / 14'1" x 13'9" (4.10m x 4.20m/ 4.30m x 4.20m)

Double glazed uPVC window to front, double glazed uPVC patio doors with glass insert to the rear, fitted carpet

Kitchen 10'2" x 12'10" (3.10m x 3.90m)

Double glazed uPVC window to rear, matching base and wall units, double drainer sink, tiled flooring

Utility 10'2" x 6'7" (3.10m x 2.00m)

Double glazed uPVC window to side, matching base and wall units, single drainer sink, tiled flooring

WC

Double glazed uPVC window to side, close coupled toilet, hand basin, tiled flooring

Landing

Storage cupboard with hot water tank, fitted carpet

Bedroom 1 13'5" x 14'1" (4.10m x 4.30m)

Double glazed uPVC window to front, fitted carpet

Bedroom 2 17'5" x 11'6" (5.30m x 3.50m)

Double glazed uPVC window to front, fitted carpet

Bedroom 3 14'1" x 10'6" (4.30m x 3.20m)

Double glazed uPVC window to rear, fitted carpet

Bedroom 4 10'2" x 11'10" (3.10m x 3.60m)

Double glazed uPVC window to rear, fitted carpet

Study/Bedroom 11'2" x 7'10" (3.40m x 2.40m)

Double glazed uPVC window to front, fitted carpet

Bathroom

Double glazed uPVC window to rear, low flush toilet, pedestal hand basin, separate shower cubicle, bath with shower tap, fitted carpet

Double garage 21'0" x 10'6" (6.40m x 3.20m)

Two double garages both with up and over doors at the front, one with up and over door to rear

Outside

To the front of the property is a paved driveway providing adequate parking for up to 4 vehicles.

To the rear of the property is a well maintained, fully enclosed garden with mature boarder.

General notes

Tenure: Freehold

Services: All mains services connected, gas central heating, no water meter

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





From Milford Haven take the road to Neyland. At Honeyborough roundabout take the 4th exit into Neyland. Proceed through Honeyborough onto Kensington Road, turning left onto John Street. Continue down John Street and Sportway and take a left onto Osborn Park. No.4 is the second property on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

