



Offers In Excess Of £250,000



A large 3 bedroom semi-detached family home with off-road parking and one of the largest gardens on the development. This home was built in 2012 and is very efficient with its insulated walls, double glazing and central heating. The respected welsh medium school of Caer Elen is within walking distance as is the new Haverfordwest High school.

The home provides comfortable space on a private estate that is perfect for families. In addition to the schools the picturesque Withybush Woods and Western Cleddau walks are practically on your doorstep, perfect before a refreshing drink in the Lost Coins eatery.



**K & son
Kucasia**
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Covering the whole of Pembrokeshire from
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**Entrance Hall**

Understairs recess for storage, internal door to...

Separate WC

Containing lavatory and hand basin, radiator.

Lounge 23'4" x 11'6" (7.10m x 3.50m)

Large family lounge with window to front and double doors to rear garden. TV point, fitted carpet, radiator. Internal double doors to...

Kitchen 8'2" x 17'4" (2.50m x 5.29m)

Featuring an array of base and wall units, fitted oven and hob. Integral dishwasher. Stable door to garden and internal door to...

Garage 16'6" x 10'6" (5.02m x 3.19m)

with long worksurface over base units. plumbing points for appliances, vent for tumble dryer. Central heating boiler. Double garage doors to front.

Landing

Large airing cupboard.

Bedroom 1 6'7" x 9'11" (2.00m x 3.02m)

Front facing double bedroom with recessed wardrobe over stairs, fitted carpet, radiator. Internal door to...

En-suite

Mixer shower behind screen, lavatory and hand basin. Towel radiator.

Bedroom 2 11'6" x 13'8" (3.50m x 4.16m)

Large, front facing double bedroom with fitted carpet and radiator.

Bathroom

Bath with shower and screen over, handbasin and lavatory.

Bedroom 3 11'6" x 8'10" (3.50m x 2.70m)

Rear facing bedroom with fitted carpet and radiator.

Outside

There is off-road parking for at least 2 cars to the front of the property, adjacent to a small lawn.

To the rear is one of the largest gardens in the development, mainly of lawn with feather edged boundaries and storage shed.

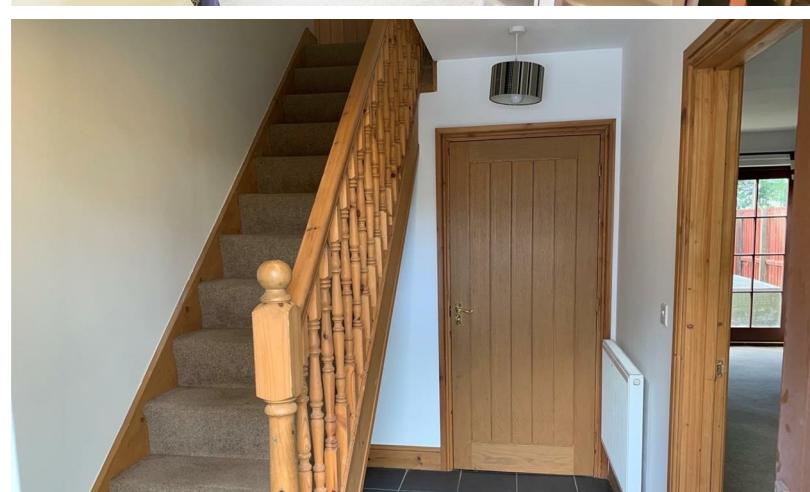
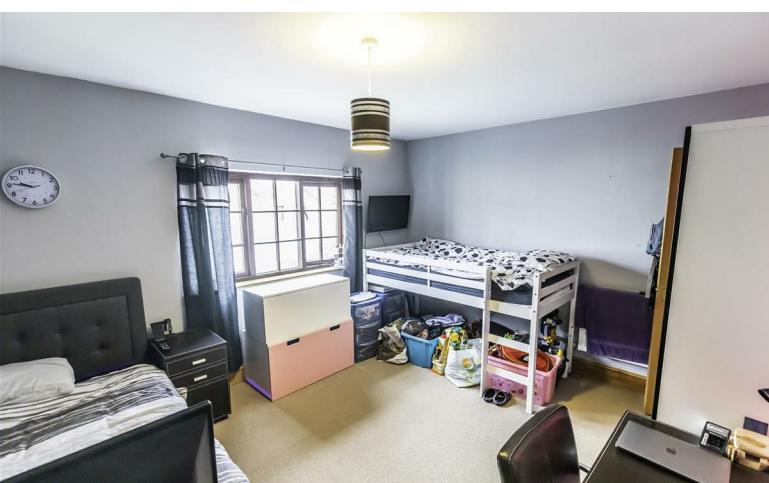
Additional Information

All mains services connected
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





Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

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

From our Haverfordwest office continue up High Street, onto Dew Street and keep right at the lights, turning onto Albert Street and down Barn Street. Straight-over the first mini-roundabout and again at the next roundabout. Take the second exit from the Morrisons roundabout towards Withybush. Take the second exit onto Fishguard Road and continue past the hospital. Take a right before the 'Days' roundabout and follow the road road to the left. Take a left onto Glanafon Gardens and the property is round the corner on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

