



Offers In Excess Of £480,000



We are delighted to market this delightful 4/5 bedroom detached family home set in approximately 1/4 acre in the sought after area of Portfield Gate.

The spacious accommodation offers hallway, living room with inglenook fireplace, dining room, kitchen/breakfast room, utility room, sunroom, study/bedroom 5 and on the first floor a family bathroom and 4 bedrooms. The property benefits from uPVC double glazing, a garage, ample off road parking well-maintained enclosed gardens.

Situated just a half mile West of the County town of Haverfordwest, Portfield Gate has always been popular due to the ease of access to both the County town and the sprawling sandy beach of Broad Haven.

We highly recommend an early viewing to fully appreciate all this property has to offer.



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RICS





Porch

Two double glazed uPVC windows to side, uPVC front door with glass insert, fitted carpet

Hallway

Spacious hallway with two double glazed uPVC windows to the front, uPVC glass panelled front door, fitted carpet, stairs to first floor.

Living Room

6.30m x 4.20m (20'8" x 13'9")

Double glazed uPVC windows to the front, double glazed uPVC patio doors with glass insert to the rear, large feature fireplace with dual fuel log burner, fitted carpet, beamed ceiling.

Kitchen

4.80m x 4.00m (15'9" x 13'1")

Double glazed uPVC window to the front, double glazed uPVC window to the rear, uPVC glass panelled door to the rear, large range of matching base and wall units with integrated cooker and electric hob, tiled floor.

Utility

4.60m x 2.80m (15'1" x 9'2")

Double glazed uPVC window to the front, uPVC glass panelled door to the side, uPVC glass panelled door to the rear, matching base and wall units, oil boiler, tiled floor

Dining Room

3.30m x 3.60m (10'10" x 11'10")

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

Sun Room

3.50m x 2.90m (11'6" x 9'6")

uPVC double glazed windows, double glazed uPVC patio doors with glass insert. Delightful views over the well-maintained garden, double glazed uPVC door with glass insert uPVC double glazed sky light, laminate floor

Study/Bedroom 5

3.30m x 2.40m (10'10" x 7'10")

Double glazed uPVC window to the rear, fitted carpet, beamed ceiling.

WC

Double glazed uPVC window to the side, low flush lavatory, pedestal hand basin, fitted carpet

Landing

Main Bedroom

3.30m x 5.10m (10'10" x 16'9")

Double glazed uPVC window to the rear, fitted carpet

En-suite

2.80m x 1.69m (9'2" x 5'7")

Double glazed uPVC window to the side, corner shower cubicle with electric shower, low flush lavatory, pedestal hand basin, fitted carpet

Bedroom 2

3.30m x 4.26m (10'10" x 14'0")

Double glazed uPVC window to the rear, fitted carpet

Bedroom 3

2.85m x 4.26m (9'4" x 14'0")

Double glazed uPVC window to the front, fitted carpet

Bedroom 4

2.90m x 3.30m (9'6" x 10'10")

Double glazed uPVC window to the front, fitted carpet

Bathroom

Double glazed uPVC window to the rear, corner shower cubicle with electric shower, panelled bath, low flush lavatory, pedestal hand basin, fitted carpet

Garage

5.80m x 3.20m (19'0" x 10'6")

Double glazed uPVC window to the side, up and over electric door

Outside

To the front of the property is a large tarmacadam driveway providing parking for several cars and an enclosed lawned garden.

The large rear garden is well-maintained and fully enclosed; predominantly laid to lawn with shrubs and borders, patio areas, a sizeable store shed/workshop, greenhouse a poly-tunnel.

Additional notes

Services: Mains electricity, water and drainage are connected with oil fired central heating. The property also benefits from an array of solar panels.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: G





From our Haverfordwest office on Victoria Place take High Street and Dew Street then use the middle lane to turn right onto Albert Street. Continue on this road into Portfield and then onto the Haven Road. Proceed out of Haverfordwest until you reach Portfield Gate, The Briary can be found on your left hand side a little further along.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	71	
(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	



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