

22 Bulford Close, Johnston, SA62 3EX



Offers In Excess Of £220,000



This well maintained 3 bed-semi detached house is well positioned to enjoy the rural views beyond its large rear garden. Set well back from the road the property benefits from plentiful off road parking adjacent to its front garden, whilst the rear garden offers even more space. The home has been updated and is ready to move in.

Bulford Close is a quiet road within the village, perfect for families but would equally attract tenants thus making a great investment property also. In any case, this property will see great demand so early viewing is advised.



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Hall

Entrance hall with understairs storage.

Lounge 23'4" x 12'9" (7.10m x 3.88m)

Large family lounge with space for living and dining areas. Windows to front and rear, timber flooring, radiator and internal door to...

Kitchen 9'0" x 9'6" (2.74m x 2.89m)

Modern suite comprising base and wall units with drainer sink unit, built-in oven and hob. Radiator. Door to rear garden.

Landing

Window to side, Airing cupboard.

Bathroom 5'7" x 7'0" (1.69m x 2.14m)

Modern suite comprising P-shaped bath with shower and screen over, vanity storage hand basin and lavatory. Heated towel radiator.

Bedroom 1 12'8" x 11'8" (3.87m x 3.55m)

Front facing double bedroom with fitted carpet and radiator.

Bedroom 2 10'3" x 11'10" (3.13m x 3.60m)

Rear facing double bedroom overlooking garden and rural views beyond.

Bedroom 3 7'10" x 6'11" (2.40m x 2.10m)

Further front facing bedroom or useful home study/office.

Outside

To the front is sizeable lawned garden adjacent to the drive which provides plentiful off-road parking. There is a single garage at the end of the drive.

To the rear is a great sized garden, predominantly of lawn with timber fencing to all boundaries.

Garage 17'9" x 8'6" (5.40m x 2.58m)

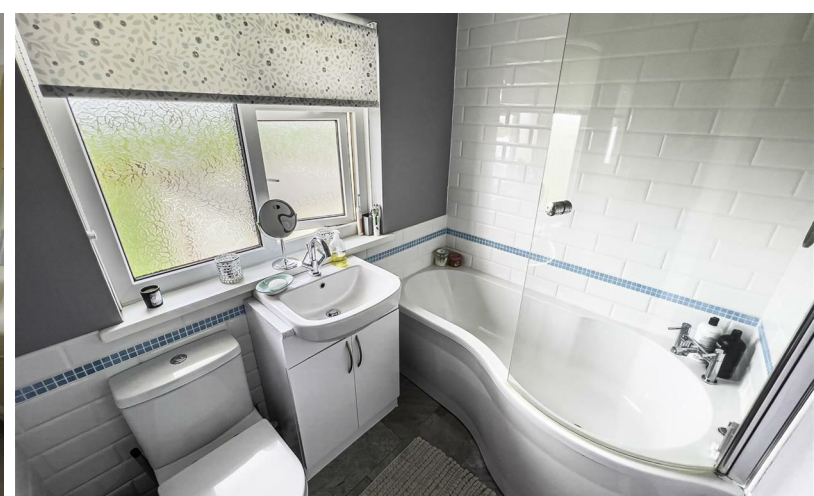
Up and over door to front and further door to side.

Additional Information

All mains services connected
Pembrokeshire County Council
Tax Band C

Viewings by appointment with R K Lucas & Son

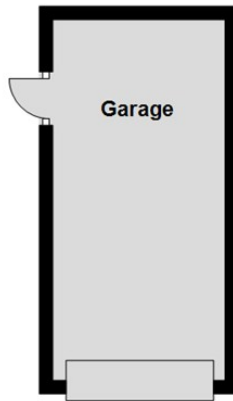




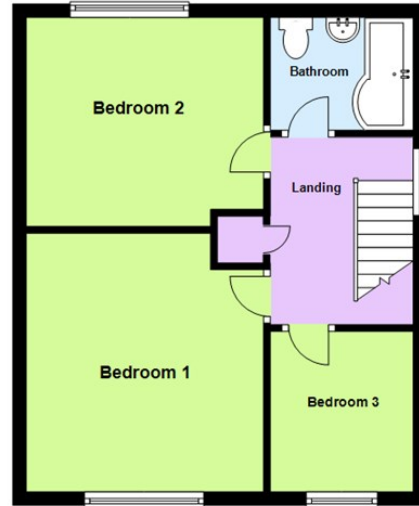
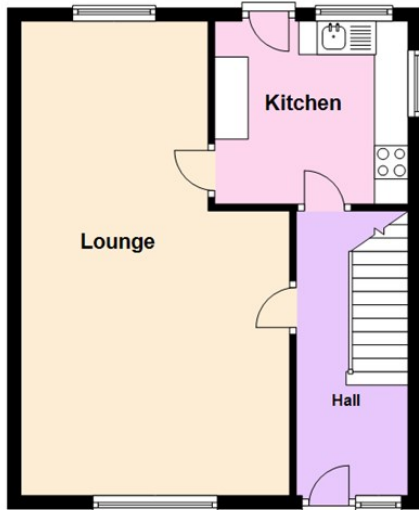
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Ground Floor



First Floor



Total area: approx. 97.3 sq. metres (1046.9 sq. feet)

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

From our office on Victoria place continue onto High Street and Dew Street. Keep left at the traffic lights and continue onto Milford Road. At the roundabout, take the 3rd exit onto Merlin's Hill/A487. At Merlins Bridge Roundabout, take the 3rd exit onto Dredgeman Hill/A4076. Continue for 3 miles into the village of Johnston before turning right onto Bulford Road. Turn left onto Bulford Close and the property will be found on your right.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(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	



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.