

Cedria, Clarbeston Road SA63 4QH



**Offers In The Region Of £275,000**



R K Lucas & Son are delighted to offer an ideal opportunity to redevelop this once loved 1960's detached bungalow set in 0.6 acres of grounds with a further 2.4 acres of agricultural land attached. The original property is of timber framed Colt design and comprises 3 bedrooms, 4 reception rooms, kitchen, family bathroom and a block built integral double garage, totalling approximately 213 sq. m. (2,292 sq. ft.), an ideal footprint on which to redevelop or modernise.

The gardens have become overgrown in recent years but once comprised landscaped grounds, a large driveway and block built outbuildings/stables. The agricultural land has access to the front from the highway, with a second access adjacent to the property itself.

Viewing is highly recommended to appreciate the potential this property has to offer.



**R K & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

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**RICS**







#### Entrance Hall

#### Living Room

3.60m x 5.40m (11'10" x 17'9")

#### Dining Room

3.90m x 3.70m (12'10" x 12'2")

#### Kitchen

2.40m x 4.80m (7'10" x 15'9")

#### Porch

#### Bedroom 1

3.60m x 3.50m (11'10" x 11'6")

#### Bedroom 2

3.60m x 2.00m (11'10" x 6'7")

#### Bedroom 3

4.80m x 3.60m (15'9" x 11'10")

#### En-suite

#### Bathroom

#### Study

3.00m x 3.00m (9'10" x 9'10")

#### Drawing Room

7.30m x 5.50m (23'11" x 18'1")

#### Garage

7.00m x 5.50m (23'0" x 18'1")

#### Externally

The access and garden to the property have been partially cleared, however, further clearance will be required. The plot once comprised a large driveway, several outbuildings and lawned garden to the rear.

#### Land

Adjacent to the property is approximately 2.40 acres of agricultural land formally used for grazing with access from both the main highway and from the property itself.

#### General Notes

Services: We assume that mains electricity and water are connected with a private drainage system, although interested parties are advised to make their own enquiries.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F

#### Viewing

Strictly by appointment with R K Lucas & Son





**Ground Floor**  
Approx. 213.3 sq. metres (2295.6 sq. feet)



Total area: approx. 213.3 sq. metres (2295.6 sq. feet)

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

**Cedria, Clarbeston Road**

Exit Haverfordwest on the B4329 towards Crundale. At the fork take a right hand turn signposted for Clarbeston Road. Continue on this road for approximately 4 miles. After entering the village turn left over bridge signposted for Lllys y Fran then take the next left before The Cross Inn pub. Continue on this road for a few hundred yards and the property can be found on the left hand side, identifiable by our 'For Sale' board.



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.