

Oakleigh, Tiers Cross SA62 3BZ



Offers In The Region Of £625,000



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

**Prestige
Collection**





Oakleigh offers exceptionally spacious and versatile accommodation across three floors boasting 7 double bedrooms, 5 bathrooms, 2 reception rooms, laundry room, integral double garage, office and plentiful storage. This expansive home is well presented with a number of quality features that make it an ideal family home with the potential for multi-generational living. Plentiful parking is provided to the fore and a level lawned garden flanks the property on three sides. An enclosed patio area adjacent to the western elevation makes for a perfect outdoor entertainment area, capturing the late afternoon and evening sun.

Tiers Cross itself is positioned between the County town of Haverfordwest and the Freeport town of Milford Haven, both of which are within 5 miles and offer a wide range of amenities and facilities. The beautiful beaches, inlets and coves of the Dale Peninsula and St Brides Bay are within easy motoring distance offering endless opportunities for outdoor pursuits.



Entrance Hall

Glass panelled timber entrance door, oak flooring

Living Room

Fireplace with decorative brick surround, oak flooring, dual aspect double glazed windows

Dining Room

Fireplace with oak mantle and slate hearth, fitted storage cupboards, oak flooring, French doors to garden, open plan to ...

Kitchen

A traditional country style kitchen with matching base & wall units, central island, 1.5 bowl single drainer ceramic sink, Rangemaster cooker, tiled flooring, tiled splash back, double glazed window to rear

Utility Room

Matching base & wall units, 1.5 bowl single drainer sink, plumbing for appliances, tiled splash back, tiled flooring, double glazed window to rear

Inner Hallway

Rear entrance door, tiled flooring, double glazed window to rear

Shower Room

Shower in glass cubicle, pedestal hand basin, close coupled lavatory, tiled flooring, part tiled walls, frosted double glazed window to rear

Double Garage

Currently utilised as a business premises yet easily converted back into a garage/workshop or into annex accommodation

Office

Currently used as a business premises yet easily incorporated back into the main house or as additional space for annex accommodation

Office/Storeroom

Currently used as a business premises yet easily incorporated back into the main house or as additional space for annex accommodation

Landing

Spacious landing with seating area, fitted carpet, double glazed window to front, walk-in airing cupboard

Master Bedroom

Spacious double bedroom with fitted carpet, dual aspect double glazed windows, timber effect flooring, walk-in wardrobe with skylight

En-Suite Bathroom

Jacuzzi bath with shower and screen, low flush lavatory, pedestal hand basin, part tiled walls, timber effect flooring, skylight

Bedroom 2

Front facing double bedroom with fitted carpet, built-in wardrobe, double glazed window

Jack & Jill Bathroom

Accessed from both bedrooms 1 & 2 with shower in glass cubicle, pedestal hand basin, close coupled lavatory, tiled flooring, part tiled walls, frosted double glazed window to side

Bedroom 3

Rear facing double bedroom with fitted carpet, built-in wardrobe, double glazed window

Bedroom 4

Front facing double bedroom currently utilised as a play room with fitted carpet, double glazed window

Bedroom 5

Rear facing double bedroom with fitted carpet, double glazed window

Bathroom

Freestanding bath with hand held shower, high flush lavatory, pedestal hand basin, tiled flooring, part tiled walls, frosted double glazed window to rear

Landing

Fitted carpet, loft access

Bedroom 6

Double bedroom with fitted carpet, double glazed window to side, eaves storage

Bedroom 7

Double bedroom with fitted carpet, eaves storage

Shower Room

Close coupled lavatory, pedestal hand basin, shower in glass cubicle, tiled flooring, part tiled walls

Outside

The property is accessed via a double gated entrance with pedestrian access gate to one side. A gravelled driveway provides plentiful off-road parking and leads to a lawned garden which flanks the property on three side. There is an enclosed patio area adjacent to the western elevation and a block built store shed beyond.

General Notes

Services: Mains electricity, water and drainage are connected with oil fired central heating. The property also has the benefit of solar panels with battery storage.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax Band: H

Broadband: Ultrafast broadband available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

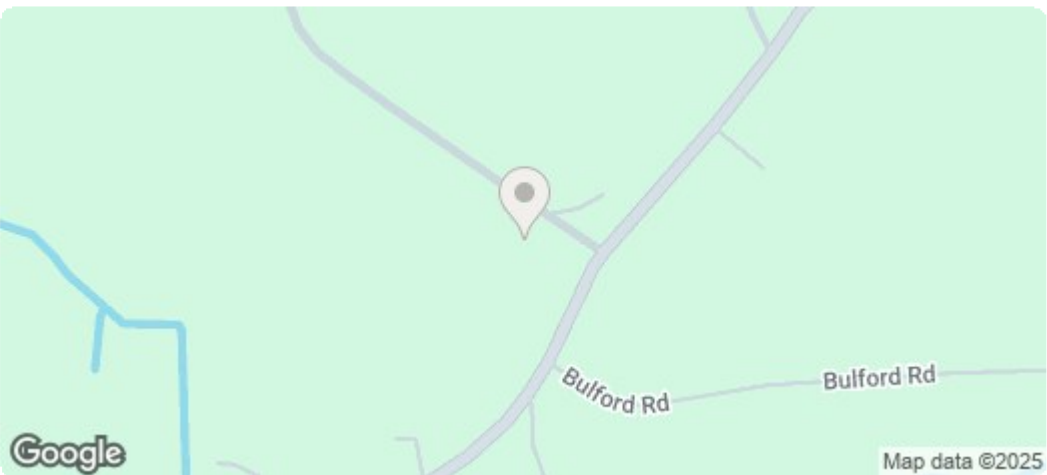




Leave Haverfordwest on the Old Hakin Road from Merlins Bridge and continue on this road for approximately 4 miles until you reach the village of Tiers Cross. Turn right signposted for Dale/Broad Haven. Oakleigh is the first property on the left hand side set back from the road with double gated entrance.

what3words:///shipped.rebel.bucket

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(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.