

Chapel House, Penffordd, SA66 7HX



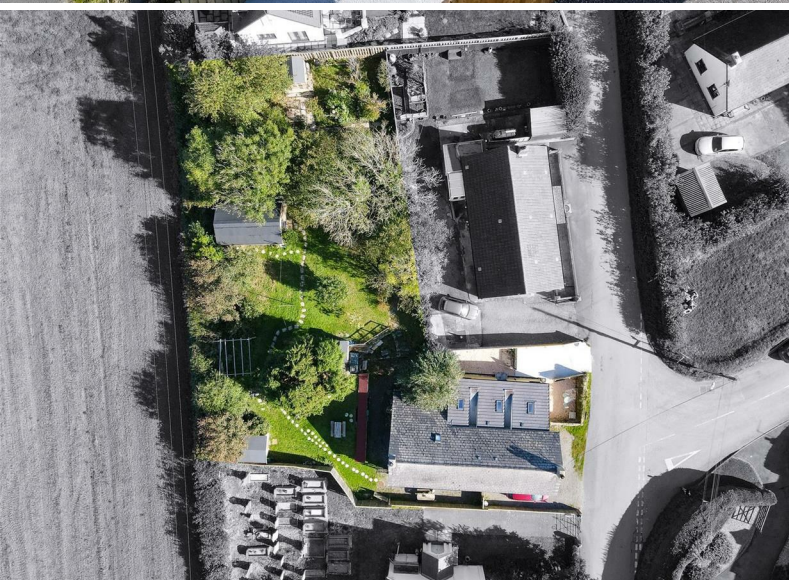
**Offers In Excess Of £395,000**



We are delighted to bring to the market this tastefully modernised and extended 19th Century character cottage, situated in the quiet and quaint hamlet of Penffordd. Many original features remain, sympathetically blended with the more modern. The property offers versatile living, whether that be for multi-generational living, letting rooms or a wonderful family home.

Briefly the property comprises: lounge/dining room with feature inglenook fireplace, kitchen/breakfast room with flagstone flooring and oil fired range, 2 bedrooms downstairs (one with en-suite shower room), study, 2 exceptionally large double bedrooms on the first floor (one with en-suite shower room), family shower room, large gardens extending to secret garden area, large garden office with countryside views and ample parking.

Viewing is essential to fully appreciate the charm, character and versatility this property has to offer.



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01437 762538 01646 695713







#### **Lounge/Dining Room 26'3" x 14'1" (7.99m x 4.30m)**

3 uPVC double glazed windows to side, feature stone wall and impressive inglenook fireplace with multi-fuel burner, beamed ceiling, stripped wooden floorboards, stepped level, door to sitting room/bedroom 4.

#### **Kitchen/Breakfast Room 17'5" x 15'6" (5.31m x 4.73m)**

uPVC double glazed window to side, large range of 'country kitchen' style wooden base and wall units, wooden worksurfaces, oil fired Rayburn, belfast sink, large flagstone floor, beamed ceiling, stairs to first floor, understairs appliance space, door to office, door to lounge/dining room.

#### **Bedroom 4/Sitting room 18'5" x 12'10" (5.62m x 3.92m)**

uPVC window to side and front, two skylights, radiator, laminate flooring, recessed ceiling lighting, door to side entrance, door to

#### **En-suite Shower Room**

Large walk-in shower, wc, pedestal sink unit, feature tiled wall, heated towel rail.

#### **Bedroom 3 10'0" x 13'7" (3.05m x 4.15m)**

uPVC double glazed window to side, skylight, recessed ceiling lighting, radiator, laminate floor, door to

#### **Office 12'11" x 7'1" (3.93m x 2.17m)**

uPVC double glazed window to side, wooden floor, shelving, door to kitchen/breakfast room.

#### **Landing**

uPVC double glazed window to side, loft access, radiator.

#### **Bedroom 1 14'10" x 14'3" (4.53m x 4.35m)**

Spacious airy bedroom with 2 uPVC windows to side and 2 to front, wooden floorboards, door to

#### **En-suite Shower Room**

Modern tiled walls, shower cubicle, wc, pedestal sink unit, towel radiator.

#### **Bedroom 2 14'2" x 14'1" (4.31m x 4.28m)**

Spacious airy bedroom with 2 uPVC double glazed windows to side, skylight, radiator, wooden floorboards.

#### **Shower Room**

uPVC double glazed window to side, airing cupboard, large walk-in shower, wc, pedestal sink unit.

#### **Outside**

To the side of the property there are ample parking areas, an enclosed picnic area with ornamental stone and access to the main and side entrances.

To the rear of the property is a large garden which extends to approximately 1/5 of an acre, mainly laid to lawn with mature fruit trees, shrubs and hedging providing privacy and beauty. Stepping stones lead through the gardens to additional enclosed area and secret garden. Within the gardens can be found a greenhouse, garden sheds, a log store and an

#### **OFFICE / SUMMER HOUSE 4.3m x 3.35m (14'1" x 10'11")**

With pitched roof, picture window with views over garden, rear door opens out to decked area with lovely countryside views.

#### **Additional information**

Tenure: Freehold

Services: Mains electricity and water. Private drainage, oil tank,.

Council: Pembrokeshire County Council

Council Tax Band: E

Viewing: By appointment with R K Lucas & Son







See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)

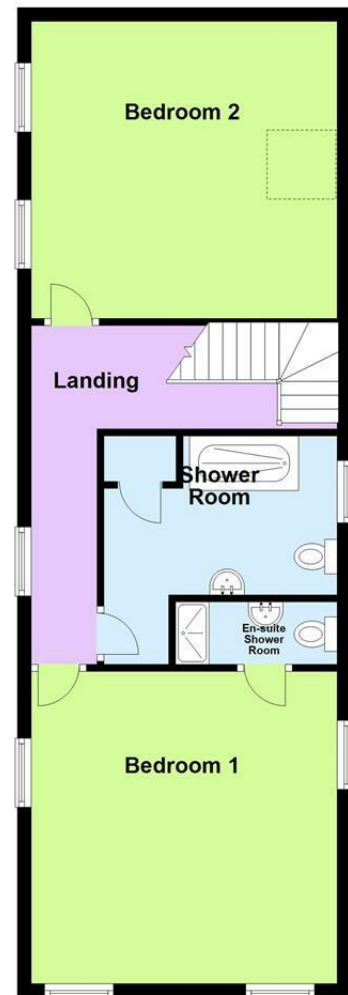




Ground Floor



First Floor



Total area: approx. 165.9 sq. metres (1785.9 sq. feet)

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

Leave Haverfordwest on the Cardigan Road B4329 and after approx. half a mile take the right hand fork in the road towards Clarbeston Road. Continue on this road for approximately 8 miles, passing through Clarbeston Road and Hermons Hook. Upon arriving at Pennffordd proceed up the hill and Chapel House can be found on your left, next door to the Chapel and opposite the junction.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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