



**Offers In The Region Of £510,000**



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

**Prestige  
Collection**



Making use of wonderful views over rolling fields towards the Preseli mountains and with glimpses of the Cleddau estuary and far off hamlets this large detached executive style residence is a real opportunity to own some prestigious real estate.

With spacious rooms, modern conveniences and large integral garage, this home offers everything a family would seek in a home. Ashdale Lane has long been a sought after address in Pembrokeshire and a visit to Swn-Y-Gwynt quickly establishes why.

The property is of traditional construction with cavity masonry walls underneath a natural slate roof. there is plentiful off-road parking to the front in addition to the garage whilst to the rear is pleasant garden, mainly of lawn and from where some beautiful views can be enjoyed, we can just imagine the wonderful ambience of a summer evenings barbeque whilst watching the golden light of the setting sun highlight the Preseli peaks in the distance.



### Entrance Hall

Entrance door, uPVC double glazed window to front, fitted carpet, stairs to first floor landing, double doors to both lounge and dining room

### Cloakroom

Close coupled lavatory, hand basin, frosted uPVC double glazed window to front, part tiled walls

### Lounge 23'0" x 13'1" (7.00m x 4.00m)

Spacious lounge with uPVC double glazed box window to rear overlooking the attractive garden and rural views beyond, fireplace with decorative surround, fitted carpet, uPVC double glazed window to front

### Dining Room 15'5" x 14'5" (4.70m x 4.40m)

With uPVC double glazed sliding doors to rear garden with rural views beyond, fitted carpet, open plan to ...

### Study 6'11" x 7'3" (2.10m x 2.20m)

uPVC double glazed window to front, fitted carpet

### Kitchen 18'1" x 14'9" (5.50m x 4.50m)

Comprising matching base and wall units with contrasting work surface, 1.5 bowl single drainer sink with mixer tap, range style cooker with extractor fan over and stainless steel splash back, integrated wine rack, breakfast bar, part tiled walls, tiled flooring, uPVC double glazed window to rear overlooking the garden and rural views beyond

### Utility 11'2" x 6'7" (3.40m x 2.00m)

Base units with 1.5 single drainer sink, uPVC double glazed window to side, rear entrance door, door to integrated garage, door to separate additional utility area with base units and uPVC double glazed window to rear

### Landing

With 2 x built-in storage cupboards

### Master Bedroom 18'8" x 16'5" (5.70m x 5.00m)

Spacious front facing double bedroom with built-in wardrobes, fitted carpet, uPVC double glazed window to front

### En-suite 11'6" x 7'7" (3.50m x 2.30m)

Panelled bath, close coupled lavatory, hand basin over storage, shower in cubicle, heated towel rail, part tiled walls, tile effect flooring, frosted uPVC double glazed window to front

### Bedroom 2 18'1" x 10'6" (5.50m x 3.20m)

Rear facing double bedroom with built-in wardrobe, fitted carpet, 2 x uPVC double glazed window to rear and side

### Bedroom 3 14'5" x 10'10" (4.40m x 3.30m)

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

### Bedroom 4 11'2" x 13'1" (3.40m x 4.00m)

Rear facing double bedroom with fitted carpet, uPVC double glazed window to rear

### En-suite 7'7" x 6'3" (2.30m x 1.90m)

Close coupled lavatory, shower in cubicle, pedestal hand basin, heated towel rail, uPVC double glazed window to rear, fitted carpet

### Bedroom 5 11'2" x 13'1" (3.40m x 4.00m)

Front facing double bedroom with built-in storage, uPVC double glazed window to front, fitted carpet

### Bathroom

P-shaped bath with shower and screen, close coupled lavatory, pedestal hand basin, heated towel rail, tiled walls, vinyl flooring, uPVC double glazed window to rear

### Garage 19'0" x 16'1" (5.80m x 4.90m)

Integrated garage with electric up and over door, uPVC double glazed window to side

### Outside

The front of the property is enclosed by a Pembrokeshire bank, with plentiful parking for at least 4 vehicles on the paved driveway. To the left hand side a well kept lawn with mature shrubbery conceals an outside seating area and timber trellis.

The rear garden is completely enclosed and predominately laid to lawn, with well maintained mature shrubbery and timber fencing to the rear boundary overlooking rural fields, the tidal Cleddau estuary and the Preseli Hills beyond.

### General Notes

Services: We are advised that mains electricity, water and drainage are connected with heated provided by an oil fired boiler

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F

### Viewing

By appointment with R K Lucas & Son





From our Haverfordwest office continue up High Street, onto Dew Street, straight over at the traffic lights to Milford Road and continue to the roundabout. Take the third exit down Merlins Hill to the next roundabout. Take the second Exit onto Pembroke Road and continue on this road for approximately 4.5 miles until you reach the hamlet of Sardis. As you Exit Sardis there is a left turn onto Ashdale lane and the property will be found on the left just before the entrance to Elidyr Park. Our board will be outside.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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