

Swn-y-Gwynt, Ashdale Lane, Llangwm,



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 | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



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