

Ramshorn, Crundale SA62 4EB



Offers In Excess Of £380,000



Ramshorn - so named as the property is located at the tip of the 2 horns of adjoining Ramswood. Set in 0.55 acres of appealing rural surroundings just 2 miles or so north of the popular village of Crundale and fronting a layby off the B4329 trunk road from Haverfordwest to Cardigan, a large detached 4 bedroom architect designed bungalow featuring highly appealing established gardens.

Bespoke construction with Ratford Bridge carpentry and wide picture windows overlooking the grounds, high ceilings and character accommodation.

The property is ideally placed for easy access to Haverfordwest, just 4 miles to the south and enjoys a particularly private setting.



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

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Enclosed Entrance Porch
opening to the ...

Reception Hall 14'1" max x 11'1" (4.3m max x 3.4m)

Hardwood inner door with stained glass countryside panels which originally mirrored the floral hedging in the bungalow., parquet flooring, radiator, wall thermostat.

Sitting room 18'0" x 16'8" max (5.5m x 5.1m max)

Feature open fireplace set in brick surround. Radiators, concealed high ceiling lighting and feature archway leading to the ...

Dining room 16'8" x 14'1" (5.1m x 4.3m)

again with picture window to the south, radiators, feature four seasons internal glass panels. Internal doors to both the kitchen and the sun lounge.

Kitchen 16'4" x 9'10" (5m x 3m)

Fully fitted with a wide array of limed oak units & sink unit.

Utility room 15'1" x 8'10" (4.6m x 2.7m)

Storage units and worksurface with sink unit, plumbing for appliances. Radiator, Tiled floor with internal access to the Conservatory, Sun Lounge and double Garage.

Conservatory/Sun Lounge 26'6" x 9'2" max (8.1m x 2.8m max)

Single glazed overlooking the grounds. Modern quarry tiled floor, radiator. Modern double sealed french doors open to the garden.

Bedroom 1 (off the Main Hall) 14'1" x 9'10" (4.3m x 3m)

Radiator and garden door opening to the eastern Sun Terrace.

Inner Hall

Parquet flooring, large airing cupboard with lagged copper hot water cylinder and immersion heater.

Cloakroom 9'2" x 4'7" (2.8m x 1.4m)

having ceramic tiled floor, hand basin with mirror back and adjacent wc. with radiator.

Airing cupboard 4'3" x 3'7" (1.3m x 1.1m)

Shower room 8'10" max x 7'6" (2.7m max x 2.3m)

Heated towel rail, pedestal hand basin, low flush lavatory., modern, large shower enclosure. Part tiled walls, ceramic tiled floor.

Bedroom 2 13'1" x 11'9" (4m x 3.6m)

Radiator, large fitted wardrobes with louvre doors.

Bedroom 3 14'9" max x 12'1" (4.5m max x 3.7m)

Radiator, pedestal hand basin.

Bedroom 4 13'1" max x 12'1" (4m max x 3.7m)

Radiator, pedestal hand basin.

Double Garage 19'0" x 17'4" (5.8m x 5.3m)

Attached to the property is a double Garage with 2 up and over doors (one electronic), electric light and power and accessed to the particularly large attic which is half floored and offers significant opportunities for conversion to additional accommodation subject to Planning Consent etc.

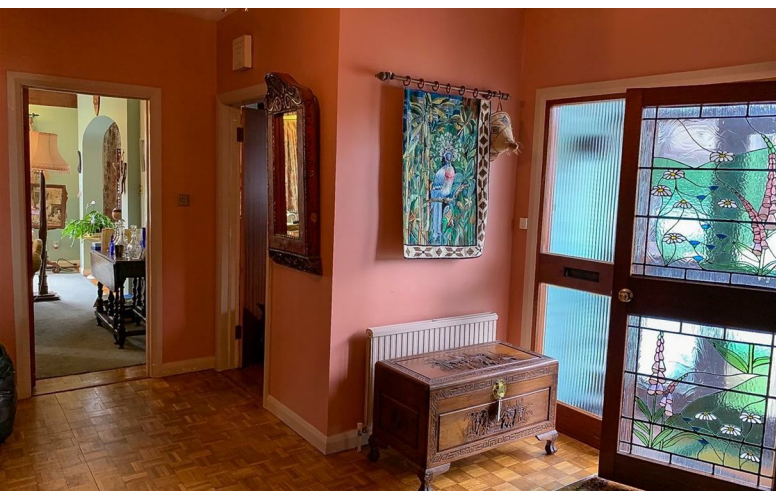
General Notes

Tenure: The property is Freehold.
Local Authority: Pembrokeshire County Council.
Services: Main water and electricity connected. Private drainage. Oil fired central heating.
Viewing: By appointment with R K Lucas & Son.
Council Tax Band: G

Note

A Director of the firm has an interest in the property.





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Ground Floor



Total area: approx. 220.0 sq. metres (2367.9 sq. feet)

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

From our Haverfordwest Office, take High Street, Dark Street, Mariners Square and Barn Street (A487) onto Bridgend Square roundabout and take the third exit up Prendergast Hill and onto the Cardigan Road. At the roundabout, take the second exit towards Crundale and continue on this road through Crundale and Poyston Cross. Just before you reach Bethlehem there is a lay-by on your right hand side, pull in here and Ramshorn is accessed via a gated driveway and cattle grid.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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.