

7 North Hall, St. Ishmaels SA62 3SW



Offers In The Region Of £229,950



R K Lucas & Son are delighted to offer to the market this detached bungalow set in the quiet village of St Ishmaels. The property briefly comprises 3 double bedrooms, living room, kitchen/dining room, family bathroom and separate WC. It also benefits from an integrated garage, off-road parking and front and rear gardens.

The beautiful coastline of the Pembrokeshire Coast National Park is within walking distance of the village, including the sandy cove at Lindsway Bay, one of Pembrokeshire's best kept secrets.



**R K & son
Lucas**
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Porch

Tiled flooring, part tiled walls, uPVC double glazed entrance door

Entrance Hall

Glass panelled timber door, fitted carpet, storage shelf

Living Room 15'1" x 20'0" (4.60m x 6.10m)

2 x uPVC windows to front, fitted carpet, fireplace with decorative surround, TV connection point, 2 x radiators, double doors to...

Kitchen 6'7" x 19'4" (2.00m x 5.90m)

Comprising an array of matching base and walls units with complimentary work surface, 1.5 bowl single drainer sink with mixer tap, integrated oven, hob, extractor, and dishwasher, part tiled flooring, part fitted carpet, part tiled walls, deep airing cupboard, radiator

Bedroom 1 10'10" x 14'9" (3.30m x 4.50m)

Rear facing double bedroom with fitted wardrobes and dressing table, fitted carpet, radiator, uPVC double glazed window

Bedroom 2 13'9" x 8'10" (4.20m x 2.70m)

Rear facing double bedroom with fitted wardrobe and dressing table, fitted carpet, uPVC double glazed window, radiator

Bedroom 3 10'2" x 10'3" (3.10m x 3.12m)

Rear facing double bedroom with fitted carpet, uPVC double glazed window, radiator

Bathroom 9'2" x 6'7" (2.80m x 2.00m)

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

WC

Close coupled lavatory, hand basin over storage, frosted uPVC double glazed window to side, tiled walls, tiled flooring

Integrated Garage

uPVC double glazed door, up and over garage door, floor mounted oil fired boiler, lighting and sockets, base unit with work surface, loft access

Outside

The front of the property is predominantly laid to lawn with concrete driveway to side providing off-road parking. To the rear is an enclosed garden with lawn, patio area and vegetable patch, complete with garden shed

General Notes

Services: We are advised mains electricity water and drainage are connected with oil fired central heating
Tenure: Freehold

Local Authority: Pembrokeshire Coast National Park Authority
Tax Band: D

Viewing

By appointment with R K Lucas & Son, subject to COVID-19 regulations





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Ground Floor



Total area: approx. 119.2 sq. metres (1283.0 sq. feet)

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

From our Haverfordwest Office, take High Street onto Dew Street, then right at the traffic lights towards Broad Haven. At the Belle Vue, bear left towards Dale. Continue on this road for 7.5 miles, then turn left signposted St Ishmaels. Follow this road all the way to a T-junction then turn right. Take the second left signposted St Ishmaels and follow this road until you see the sign for North Hall Estate. Take a left into the estate and the property will be on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.