

36 Pill Road, Hook, SA62 4LU



**Offers In Excess Of £350,000**



R K Lucas & Son are delighted to present this detached family home set in the ever popular village of Hook. Originally one of only 4 houses on Pill Road, the property has been remodelled and extended over the years to provide spacious accommodation ideally suited to modern living.

Whilst internally the property boasts 3 double bedrooms and flowing living accommodation, the highlight for us is the south facing garden, a real suntrap during the summer months, complete with hot tub and changing hut.



**R K & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713







#### **Hallway**

Covered entrance leading to glass panelled entrance door, solid wood flooring, stairs to first floor landing, radiator, under stairs storage

#### **Living Room 16'9" x 13'1" (5.10m x 4.00m)**

Wood burner with decorative surround, parquet flooring, uPVC double glazed bay window, radiator, open plan to...

#### **Dining Room 12'2" x 13'1" (3.70m x 4.00m)**

Parquet flooring, radiator, bi-fold doors to...

#### **Conservatory 15'5" x 15'9" (4.70m x 4.80m)**

uPVC double glazed units throughout, french doors to garden, laminate flooring with electric under floor heating

#### **Kitchen 9'6" x 14'9" (2.90m x 4.50m)**

Gloss finish base units with contrasting Carndean work surface and integral sink unit, Neff induction hob with extractor over, integrated Neff dishwasher, electric oven, microwave oven, heating draw and fridge unit, wood effect flooring, uPVC double glazed window

#### **Utility 15'1" x 7'7" (4.60m x 2.30m)**

Matching base and wall units with contrasting work surface, 1.5 bowl single drainer stainless steel sink, tiled flooring, plumbing for appliances, uPVC double glazed rear entrance door

#### **WC**

Close coupled lavatory, pedestal hand basin, floor mounted oil fired boiler, frosted uPVC double glazed window

#### **Landing**

Loft access, fitted carpet, uPVC double glazed window to front

#### **Bedroom 1 9'10" x 13'9" (3.00m x 4.20m)**

Front facing double bedroom with fitted carpet, fitted wardrobes, uPVC double glazed window, radiator

#### **Dressing Room 6'7" x 8'6" (2.00m x 2.60m)**

Fitted wardrobe, fitted carpet

#### **En-suite**

Close coupled lavatory, hand basin over storage, electric shower in cubicle, tiled flooring, tiled walls, heated towel rail

#### **Bedroom 2 12'2" x 6'7" (3.70m x 2.00m)**

Rear facing double bedroom with fitted wardrobe, laminate flooring, uPVC double glazed window, radiator

#### **Bedroom 3 11'2" x 8'6" (3.40m x 2.60m)**

Double bedroom with fitted carpet, uPVC double glazed window to side, radiator, cupboard housing the hot water tank

#### **Bathroom**

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

#### **Garage**

Single garage with up and over door, rear pedestrian door

#### **Workshop**

Detached block build workshop with electric connection and lighting, pedestrian door to front, window to rear overlooking garden

#### **Outside**

To the front of the property is plentiful parking for up to 4 vehicles, with colourful plants and shrubbery to left of the path as you approach the front door. To the rear is a well maintained, south facing garden, with sections of raised beds, artificial lawn, mature borders and decking. To the right hand boundary is pond complete with water feature. Perhaps the most appealing feature is the hot tub and changing area to the rear boundary.

#### **General Notes**

Services: Mains electricity, water and drainage are connected, with heating provided by an oil fired boiler. The property also benefits from an array of solar panels

Tenure: Freehold

Local Authority: Pembrokeshire County Council

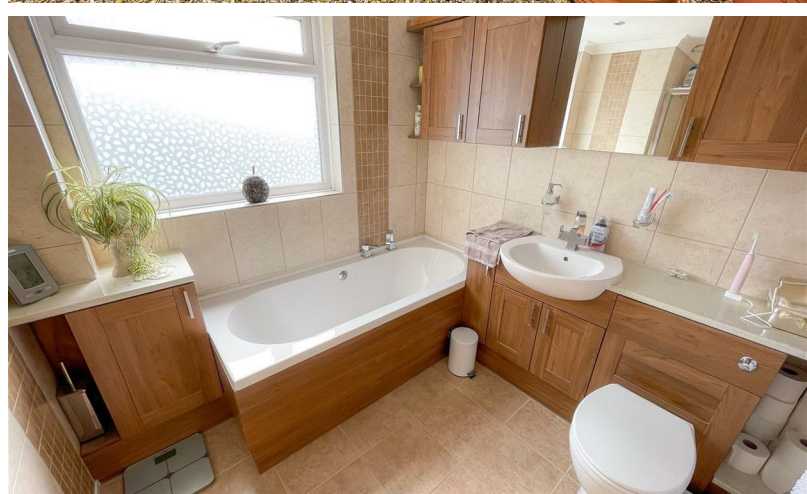
Tax Band: E

#### **Viewing**

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







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








Total area: approx. 158.7 sq. metres (1707.9 sq. feet)

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

From our Haverfordwest Office take High Street, Dew Street, Milford Road and down Merlins Hill. Take the second exit off the roundabout signposted for Burton. Continue on this road until you reach the cross roads at Freystrop Cross. Turn left and continue into the village of Hook. After rounding the bend by the cricket field, Pill Road is the next left. Continue down this road and No. 36 is about halfway down on the right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.