



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 accomodation ideally suited to modern living.

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



**R & son
Kucass**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

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 Carnean 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





From our Haverfordwest Office take High Street, Dew Street, Milford Road and down Merlin's 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

