

21 Hermitage Grove, Haverfordwest, SA61 2PS



**Offers In The Region Of £269,950**



R K Lucas & Son are pleased to offer this particularly appealing and spacious, chain free, 2/3 bedroom detached bungalow. The property benefits from front and rear gardens, off-road parking and garage, gas central heating and double glazing throughout.

Hermitage Grove sits on the outskirts of Haverfordwest, approximately 1.5 miles for the town centre. The retail park and hospital at Withybush are in close proximity, and a new state of the art Welsh medium school is within walking distance.



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**RICS**







#### Porch

#### Hallway

uPVC double glazed entrance door, storage cupboard, fitted carpet, loft access, radiator.

#### Living Room

5.90m x 3.90m (19'4" x 12'10")

Spacious living room with double glazed box window to front, TV connection point, fitted carpet, radiator, double doors open to...

#### Dining room/bedroom 3

3.58m x 2.70m (11'9" x 8'10")

Window to front aspect of the property, radiator, fitted carpet.

#### Kitchen

2.80m x 4.30m (9'2" x 14'1")

Comprising an array of base and wall units with contrasting work surface, single drainer stainless steel sink and integrated oven, hob and extractor. Tiled flooring, radiator, double glazed window to rear, access to...

#### Conservatory

2.40m x 2.99m (7'10" x 9'10")

Double doors leading to the rear of the property.

#### Utility

1.90m x 2.60m (6'3" x 8'6")

Double glazed window to rear, external door to the rear of the property, tiled floor throughout, worktop with a mix of base units, door to...

#### Garage

5.30m x 2.60m (17'5" x 8'6")

With up and over door, electric and lighting.

#### Bathroom

1.70m x 2.18m (5'7" x 7'2")

Double glazed window to rear, radiator, panelled bath with shower, pedestal hand basin, close coupled lavatory.

#### Bedroom 1

3.60m x 3.40m (11'10" x 11'2")

Front facing window, double bedroom, radiator, fitted carpet.

#### Bedroom 2

3.70m x 3.40m (12'2" x 11'2")

Rear facing double bedroom, radiator, fitted carpet, door to...

#### En-suite

1.90m x 1.40m (6'3" x 4'7")

Double glazed window to rear, close-coupled lavatory, pedestal hand basin, shower in glazed enclosure

#### Outside

To the front is a neat lawn, together with off road parking and access to the garage.

The rear garden is completely enclosed and offers spacious grounds.

#### General notes

Services: We are advised that all main services are connected with gas fired central heating.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: E

#### Viewing

By appointment with R K Lucas & Son



## Ground Floor




Total area: approx. 117.5 sq. metres (1264.3 sq. feet)

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

Passing Withybush Hospital and Retail Park to the Days roundabout, take the third exit to the next roundabout. Take the third exit and turn right into Heritage Park. Follow this road for a short distance and at the junction turn right into Hermitage Grove. The property can be found on the left hand side of the estate by our for sale board.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	<b>68</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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