

29 Scarrowscant Lane, Haverfordwest



Offers In Excess Of £280,000



R K Lucas & Son are delighted to offer this substantial 6 bedroom home set in the popular residential location of Scarrowscant Lane, Haverfordwest. The property briefly comprises an open planned living room, dining room and kitchen, 6 bedrooms, shower room and wet room, with integrated garage, enclosed rear garden and off-road parking.

There is much to appreciate about the property, but a stand out feature has to be its south facing garden, which is real sun trap, fully enclosed, and not overlooked by neighbouring properties.



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

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Hall

Entrance door, 3 x built-in storage cupboards

Lounge/Dining Room 22'4" x 15'0" (6.80m x 4.57m)

Spacious living accommodation with uPVC double glazed window to front, fireplace with decorative surround, French doors to garden. integral door to garage, fitted carpet

Kitchen 14'1" x 10'10" (4.30m x 3.30m)

Comprising an array of matching base and wall units with contrasting work surface, tiled splash back, 1.5 bowl single drainer stainless steel sink, tiled flooring, uPVC double glazed window over looking to garden, spiral staircase to first floor

Bedroom 1 9'10" x 10'10" (3.00m x 3.30m)

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

Bedroom 2 7'8" x 12'3" (2.34m x 3.74m)

Front facing double bedroom with fitted carpet, uPVC double glazed window, built-in cupboard

Bedroom 3 10'2" x 12'6" (3.10m x 3.80m)

uPVC double glazed window to side, 2 x built-in cupboards

Bedroom 4 10'2" x 10'2" (3.10m x 3.10m)

Rear facing double bedroom with tiled flooring, uPVC double glazed window over looking the garden

Wet Room 6'3" x 5'7" (1.90m x 1.70m)

Close coupled lavatory, hand basin over storage, wall mounted shower, frosted uPVC double glazed window to side

Attic lounge 14'7" x 9'3" (4.45m x 2.81m)

Large skylight, fitted carpet, eaves storage

Bedroom 5 9'10" x 10'2" (3.00m x 3.10m)

Double bedroom with fitted carpet, skylight, eaves storage

Bedroom 6 14'9" x 10'8" (4.50m x 3.26m)

Double bedroom with fitted carpet, skylight, eaves storage

Shower Room 10'2" x 5'7" (3.10m x 1.70m)

Hand basin over storage, close coupled lavatory, shower in cubicle, eaves storage, skylight

Garage 20'11" x 8'2" (6.37m x 2.50m)

Up and over door, window to rear, pedestrian door to side

Outside

To the front of the property is a well maintained lawn and concrete driveway providing off-road parking. To the rear is a fully enclosed garden, predominately laid to lawn, with a raised patio area making the most of the south facing position

General Notes

Services: We are advised that all main services are connected

Tenure: Freehold

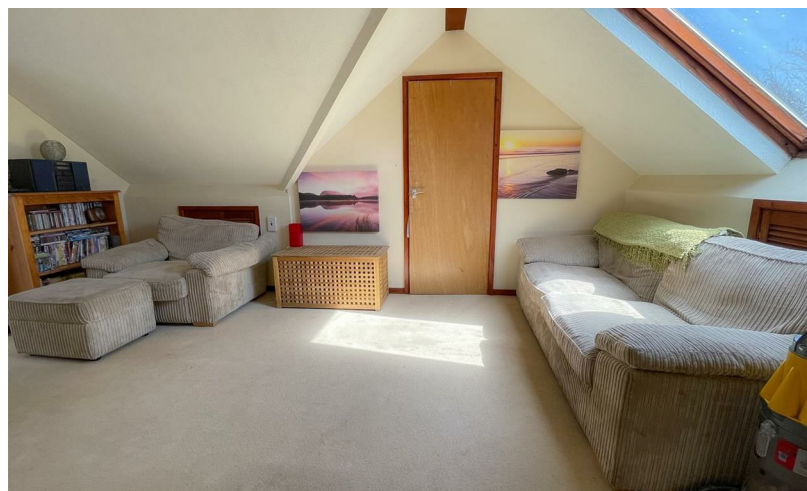
Local Authority: Pembrokeshire County Council

Tax Band: E

Viewing

By appointment with R K Lucas & Son





See even more photos on our website
www.rklucas.co.uk





Total area: approx. 164.8 sq. metres (1773.5 sq. feet)
 For illustration purposes, do not scale.
 Plan produced using PlanUp.

From our Haverfordwest Office take High Street, Dew Street and Milford Road, then at the roundabout take the fourth exit on Scarrowscant Lane. After you pass the entrance to the school, No. 29 is a little further along on your left 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	



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.