

16 Hazel Grove, Llanstadwell, SA73 1EW



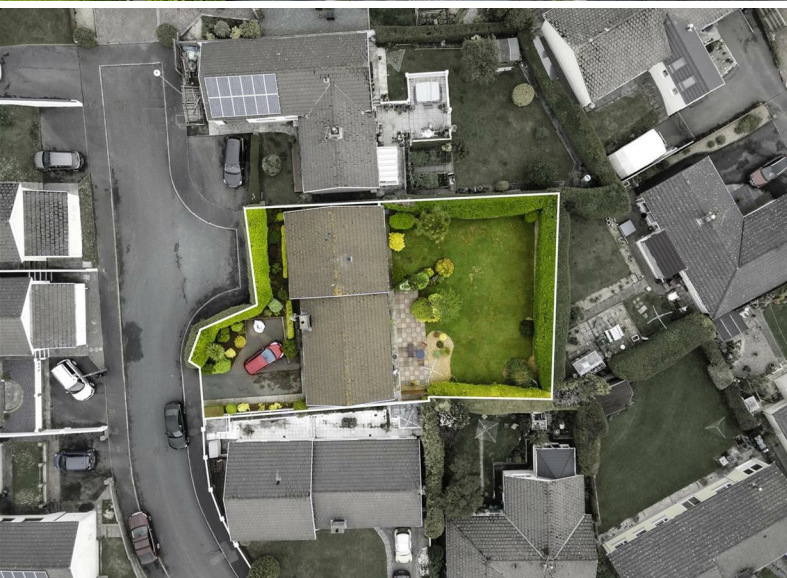
## Offers In Excess Of £260,000



We are delighted to bring to market this light and spacious 4 bedroom detached bungalow situated on a large plot with sea views within the popular village of Llanstadwel.

The property offers flexible family accommodation with attached garage, driveway and large rear garden, the property is situated on a quiet and private cul-de-sac.

Local amenities are only a short drive away with popular walks and cycle paths close by linking to neighbouring villages and towns along with award winning beaches and coastal paths some 10 miles away.



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

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**Porch 3'8" x 4'10" (1.13 x 1.49)**

Convenient porch with external upvc door and window, fitted carpet

**Inner porch 6'8" x 3'3", 232'11" (2.04 x 1.71)**

Internal door with parquet flooring

Internal door leading to lounge,  
Door leading to ...

**Separate WC 5'5" x 3'4" (1.67 x 1.04)**

Low flush we, had basin, radiator, parquet flooring.

Loft hatch

**Lounge 23'2" x 15'11" (7.07m x 4.84m)**

Light and spacious lounge and dining room with double aspect windows and patio door to garden. Two double radiators, fire surround with gas fire within, fitted carpet

**Kitchen 8'8" x 12'2" (2.65m x 3.72m)**

Modern fitted kitchen with an array of fitted base and wall units with contrasting work surfaces, fitted appliances such as fridge/ freezer, dishwasher.

**Hall**

Three small steps from lounge leading to hallway to bedroom area

**Bedroom 1 12'3" x 10'7" (3.73m x 3.23m)**

Front facing double bedroom with UPVC window, double radiator, fitted carpet

**Bedroom 2 10'0" x 7'4" (3.05 x 2.25)**

Rear facing bedroom with sea views, double radiator, fitted carpet, upvc window

**Master bedroom 12'8" x 12'0" (3.88 x 3.68)**

Front facing double bedroom with upvc window, double radiator, fitted carpet, fitted wardrobes and furniture

**En-suite 9'0" x 2'5" (2.74m x 0.74m)**

Shower unit with mains shower above, hand basin, tiled flooring, radiator

**Bedroom 4 10'2" x 7'5" (3.10m x 2.26m)**

Rear facing bedroom with radiator

**Outside**

To the front of the property is a driveway suitable for two vehicles along with attached garage with internal access. To the sides are paths leading to large, private and enclosed garden and patio area, fantastic for families to enjoy along with partial sea views.

**Services**

Local Authority: Pembrokeshire county Council  
Tax band: E

Services: All mains connected  
Viewing: Strictly by appointment only





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### Ground Floor



Total area: approx. 120.0 sq. metres (1292.1 sq. feet)

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

From our Milford Haven office on Charles street take the first left and then left again at the bottom onto Hamilton Terrace. Continue out of town and take the right hand run onto Coombs Road (B4325) towards Blackbridge. Continue to Waterston and take a right at Ells Road onto Hazelbeach Road which continues onto Waterstone Road. The road bears left onto Church Road. Take a left on Hazel Bank Hill and then a left onto Hazel Grove. Continue past the right hand turn and the property will be found on the right after the right hand bend.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</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>England &amp; Wales</b>	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.