

16 St. Brides View, Roch, SA62 6AZ



Offers In The Region Of £210,000



R K Lucas & Son are delighted to offer to the market this well presented semi-detached family home situated in the popular village of Roch. The property benefits from off-road parking and an enclosed rear garden and briefly comprises 4 bedrooms, living room, dining room, kitchen, family bathroom and separate lavatory.

Roch itself has several amenities including a village shop, local pub and primary school, with larger shopping facilities and supermarkets found in the County town of Haverfordwest, approximately 6 miles away. The beautiful beaches and scenery of the Pembrokeshire Coast National Park are within easy motoring distance, the closest of which being the expansive sandy beach at Newgale, just 2 miles along the A487.



R K & son
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Porch
uPVC double glazed entrance door and window to front, stairs to first floor landing

Cloakroom
Close coupled lavatory, hand basin, frosted uPVC double glazed window to front

Living Room
6.20m x 3.30m (20'4" x 10'10")
Spacious living room with bioethanol fire and decorative surround, fitted carpet, uPVC double glazed window to front, open plan to ...

Dining Room
3.50m x 2.90m (11'6" x 9'6")
The dining room extension was constructed some 4 years ago and features uPVC double glazed French doors to garden, wood effect vinyl flooring, uPVC double glazed window to rear and a Velux window, providing natural light over the dining table

Kitchen
2.70m x 3.50m (8'10" x 11'6")
Matching base and wall units with contrasting work surface,

integrated oven and hob with extractor over, single drainer stainless steel sink with mixer tap, uPVC double glazed window to rear, uPVC double glazed rear entrance door to side, floor mounted oil fired Worcester boiler, tiled flooring

Bedroom 4/Playroom/Study
3.40m x 2.40m (11'2" x 7'10")
Ground floor bedroom currently used as a play room with fitted carpet, uPVC double glazed window to side

Landing
With airing cupboard

Bedroom 1
3.90m x 3.30m (12'10" x 10'10")
Front facing double bedroom with built-in cupboard over stairs, fitted carpet, uPVC double glazed window providing views over St Brides Bay between the houses

Bedroom 2
3.70m x 2.40m (12'2" x 7'10")
uPVC double glazed window to front, fitted carpet

Bedroom 3
2.25m x 3.30m (7'5" x 10'10")
uPVC double glazed window to rear, built-in cupboard, fitted carpet

Bathroom
2.30m x 2.40m (7'7" x 7'10")
Panelled bath, shower in cubicle, pedestal hand basin, close coupled lavatory, heated towel rail, 2 x frosted uPVC doubled glazed windows to side, tiled flooring

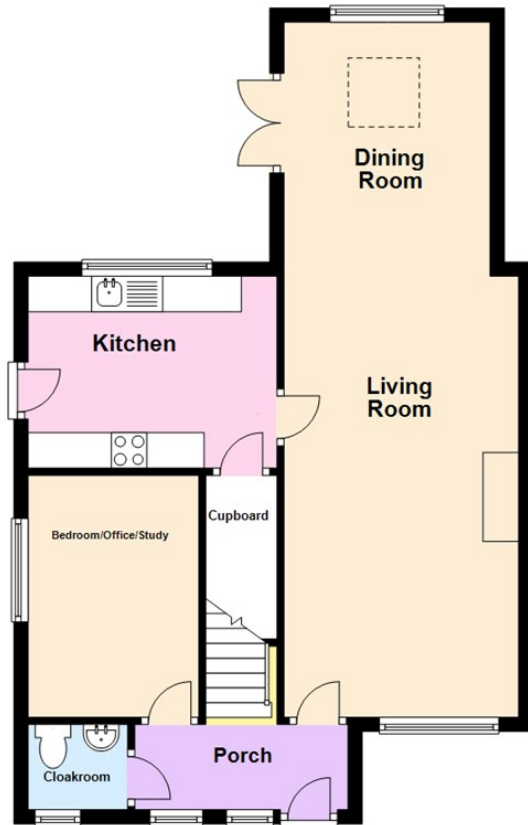
Outside
To the front of the property a tarmac driveway provides parking for 2 vehicles, with space for 2 more if required on the decorative gravel to the right hand side. A side gate leads to the fully enclosed rear garden, predominately laid to lawn, with gravelled seating area and timber garden shed. A rear gate leads out onto a public footpath that runs through the village, ideal for dog walkers or as a short cut to the village pub or school.

General Notes
Services: Mains electricity, water and drainage are connected with heating provided by an oil fired boiler
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Tax Band: D

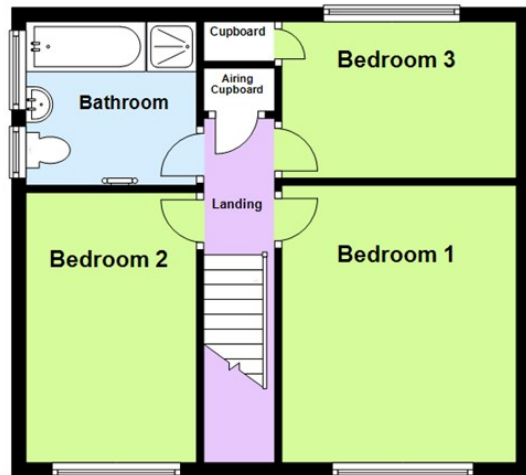
Viewing
By appointment only with R K Lucas & Son



Ground Floor



First Floor



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

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

From Haverfordwest take the A487 towards St David's. Stay on this road to Roch, approx.. 5.5 miles. Upon Entering Roch take a right onto Church Road. Take the first left onto St Brides View and the property will be found on the right hand side.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.