



## Pembrokeshire's Property Professionals

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Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



Offers In The Region Of £220,000

### Whispering Oaks, 37, New Road

Hook SA62 4LJ

R K Lucas & Son are delighted to offer this detached 3 bedroom bungalow situated in the ever popular village of Hook on the south side of the Western Cleddau estuary. The property has been aptly named Whispering Oak, to reflect the sound of the breeze moving through the woodland opposite the property. The kitchen, dining room and sunroom are positioned to the rear of the property benefitting from uninterrupted rural views over farmland and forestry.

The village itself has ample amenities to include a shop/post office, community hall and bar, and children's play area. The County Town of Haverfordwest is some 4 miles away where all other main amenities can be found.

- 3 bedroom detached bungalow
- Stunning rural views
- Integrated garage & off-road parking
- 2 reception rooms
- Popular village location
- Front & rear gardens

## Porch

uPVC double door, internal entrance door

## Hallway

Built-in storage cupboard, fitted carpet, access to main loft space with potential for conversion if required



## Living Room 15'1" x 12'10" (4.60m x 3.90m)

uPVC double glazed window to front, TV connection point, fitted carpet, open plan to ...

## Dining Room 9'10" x 11'6" (3.00m x 3.50m)

Fitted carpet, sliding door to ...

## Sun Room 10'6" x 22'0" (3.20m x 6.70m)

uPVC double glazed units throughout, tiled effect flooring, sliding door and side entrance door to concrete slab patio overlooking sloping agricultural land

## Kitchen 9'10" x 9'6" (3.00m x 2.90m)

Matching base and wall units with complimentary work surface, integrated electric oven, hob and extractor fan, 1.5 bowl single drainer sink with mixer tap, built-in cupboard, part tiled walls, tiled effect flooring, window to rear



## Bedroom 1 11'10" x 11'10" (3.60m x 3.60m)

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

## Bedroom 2 12'10" x 9'10" (3.90m x 3.00m)

Rear facing double bedroom with uPVC double glazed window

## Bedroom 3 11'10" x 8'10" (3.60m x 2.70m)

uPVC double glazed window to front, fitted carpet

## Bathroom

Low flush lavatory, panelled bath, pedestal hand basin, tiled flooring, tiled walls, frosted uPVC double glazed window to rear



## Utility

Single drainer stainless steel sink, work surface, oil fired central heating boiler, window to rear

## Separate WC

Low flush lavatory

## Garage 19'8" x 8'10" (6.00m x 2.70m)

Integrated single garage with up and over door, window to side, rear door to the utility

## Outside

The property is set on an ample plot with front garden incorporating a lawn and gravelled parking area. The rear garden is set mainly to lawn and overlooks sloping agricultural land. To the bottom left corner a block garden shed provides useful storage.



## General Notes

Services: Mains electricity, water and drainage are connected with oil fired central heating

Tenure: Freehold

Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority

Tax Band: E

Chain: No onward chain

We would advise interested parties to contact our Haverfordwest office on 01437 762538 before viewing

## Viewing

By appointment with R K Lucas & Son

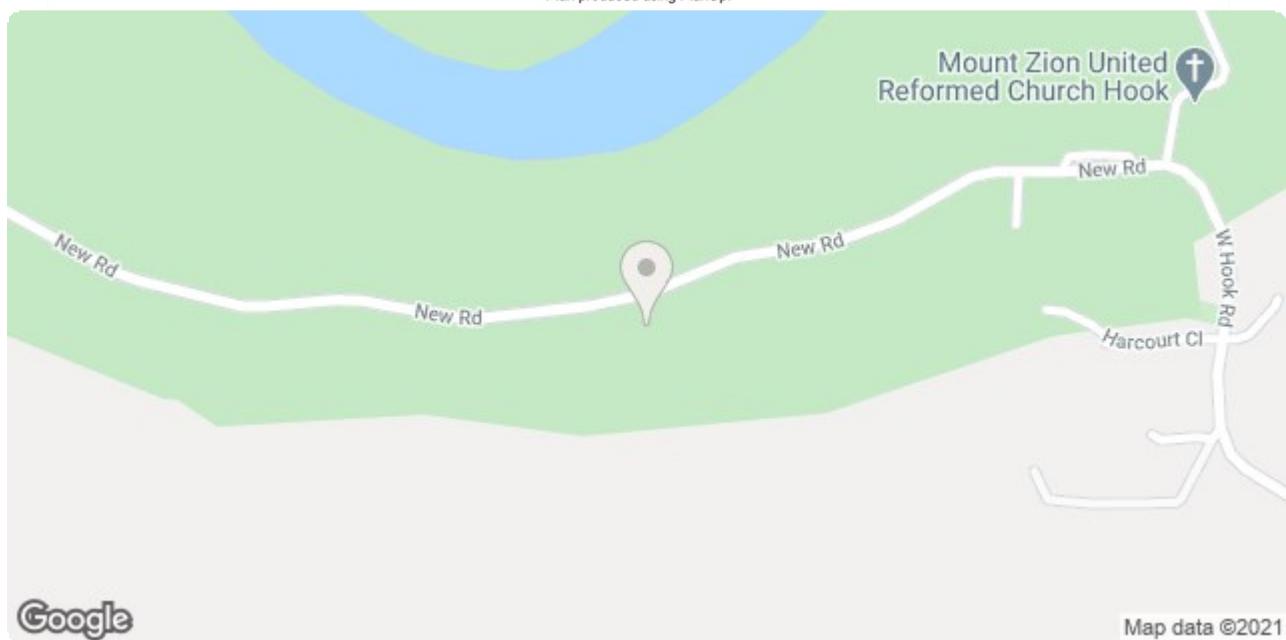


## Ground Floor



Total area: approx. 141.8 sq. metres (1526.2 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(66-80)	C		
(51-65)	D		
(36-50)	E		
(21-35)	F		
(11-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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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.