

Little Castle Grove, Herbrandston, Milford



Offers In The Region Of £210,000



R K Lucas & Son are delighted to present this well appointed detached home set in the village Herbrandston. The property has recently been redecorated and briefly comprises 3 bedrooms, 2 reception rooms, kitchen, bathroom, office space and separate WC, and benefits from a fully enclosed garden, off-road parking and garage.

The beach at Sandy Haven is within walking distance of the property, ideal for exercising from home, with further beaches, coves and beauty spots of the Pembrokeshire Coast National Park within easy motoring distance.



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Lounge

5.70m x 3.50m (18'8" x 11'6")
Spacious lounge with wood effect flooring, radiator, uPVC double glazed window to front, TV connection point

Dining Room

2.70m x 2.70m (8'10" x 8'10")
Wood effect flooring, uPVC double glazed window to rear, radiator

Kitchen

2.70m x 3.60m (8'10" x 11'10")
Matching base and walls units with contrasting work surface, 1.5 bowl single drainer stainless steel sink, integrated electric oven, hob and extractor fan, integrated dishwasher, slate flooring with under floor heating, part tiled walls, radiator, uPVC double glazed window to rear

Rear Porch

1.80m x 1.60m (5'11" x 5'3")
Slate flooring with underfloor heating, uPVC double glazed rear entrance door, wall mounted thermostat control

Hallway

Newly fitted carpet, uPVC double glazed entrance door, radiator

Separate WC

Close coupled lavatory, pedestal hand basin, wood effect flooring, heated towel rail, part tiled walls

Inner Hall/Office

2.90m x 2.80m (9'6" x 9'2")
Newly fitted carpet, under stairs storage, currently utilised as office space

Bedroom 1

2.70m x 2.70m (8'10" x 8'10")
Ground floor double, uPVC double glazed window to front, newly fitted carpet, radiator

Landing

Newly fitted carpet, large built-in storage cupboard, loft access

Bedroom 2

3.50m x 4.70m (11'6" x 15'5")
Rear facing double with built-in wardrobe, newly fitted carpet, uPVC double glazed window, radiator

Bedroom 3

2.00m x 2.40m (6'7" x 7'10")
uPVC double glazed window to front, newly fitted carpet, radiator

Bathroom

Pedestal hand basin, close coupled lavatory, panelled bath with mixer shower over, tiled flooring, tiled walls, heated towel rail, frosted uPVC double glazed window

Garage

5.40m x 2.70m (17'9" x 8'10")
Single garage with up and over door, uPVC double glazed window and door to rear, plumbing and electric for various appliances, loft access

Outside

To the front of the property a driveway provides ample parking for 2

vehicles. The garden wraps right around the property with well maintained lawn to 3 sides. Further additions include an electric connection for a hot tub and the rear fence has recently been strengthened with posts being cemented into the ground.

General Notes

Services: Mains electricity, water and drainage are connected with oil fired central heating
Tenure: Freehold
Local Authority: Pembrokeshire County Council and Pembrokeshire Coast National Park Authority
Tax Band: D

Viewing

By appointment with R K Lucas & Son





Total area: approx. 116.8 sq. metres (1257.6 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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