

20 Merlins Hill, Haverfordwest, SA61 1PQ



Offers In Excess Of £320,000



R K Lucas & Son are delighted to present this substantial detached home of great character set in an elevated position within the County Town of Haverfordwest. The property, which is set back from the road, is approached via a gated driveway, and benefits from plentiful off-road parking, single garage, and a surprisingly large rear garden. Bay windows and parquet flooring are two fantastic features. The accommodation briefly comprises 4 bedrooms, 2 reception rooms, kitchen, bathroom and separate lavatory.

Although requiring some basic modernisation, viewing is highly recommended to appreciate the space and potential this property has to offer.



RK & son
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Porch

Windows to both sides, tiled flooring, timber panelled entrance door

Entrance Hall

Parquet flooring, stairs with fitted carpet and under stairs storage, radiator, wall mounted heating control

Lounge 21'0" x 12'10" (6.40m x 3.90m)

Parquet flooring, fireplace with decorative surround, bay window to front with sash windows, 2 x radiators, glass panelled door and windows to rear looking out to the garden.

Dining Room 14'1" x 13'1" (4.30m x 4.00m)

Parquet flooring, gas fire with decorative surround, sash bay window to rear, radiator.

Kitchen 12'10" x 8'10" (3.90m x 2.70m)

Tiled flooring, tiled splash back, matching base and wall units with complementary work surface, gas hob with extractor over, integrated oven and grill, single drainer stainless steel sink with mixer tap, sash window to rear, pantry/cupboard

Rear Porch

Tiled flooring

Seperate WC

Tiled flooring, high flush lavatory, corner hand basin, frosted sash window.

Landing

Stained glass window to front, fitted carpet, loft access with pull down ladder, radiator. Large airing cupboard with hot water cylinder and shelving.

Bedroom 1 9'6" x 12'6" (2.90m x 3.80m)

Front facing double bedroom with built-in cupboard, sash bay window, radiator, fitted carpet.

Bedroom 2 11'2" x 15'1" (3.40m x 4.60m)

Rear facing double with built-in wardrobe, fitted carpet, radiator, dual aspect windows.

Bedroom 3 11'2" x 11'2" (3.40m x 3.40m)

Rear facing double bedroom with angled bay window overlooking the garden, sink over storage, built-in cupboard, fitted carpet, radiator.

Bedroom 4 6'3" x 9'10" (1.90m x 3.00m)

Fitted carpet, sash window to front, radiator.

Bathroom

Panelled bath, hand basin over storage, mixer shower in cubicle, part-tiled walls, vinyl flooring, sash window to rear, radiator.

WC

Low flush lavatory, vinyl flooring, frosted sash window to side.

Outside

The property is approached via a gated driveway, with plentiful parking, leading to a single garage. Well maintained lawn and mature trees and shrubbery surround this area.

To the rear is a magnificent garden, a true hidden gem, predominately laid to lawn, with mature trees, shrubbery and sculptured hedgerows. The garden path leads through a hedged archway to a secluded part of the garden.

General Notes

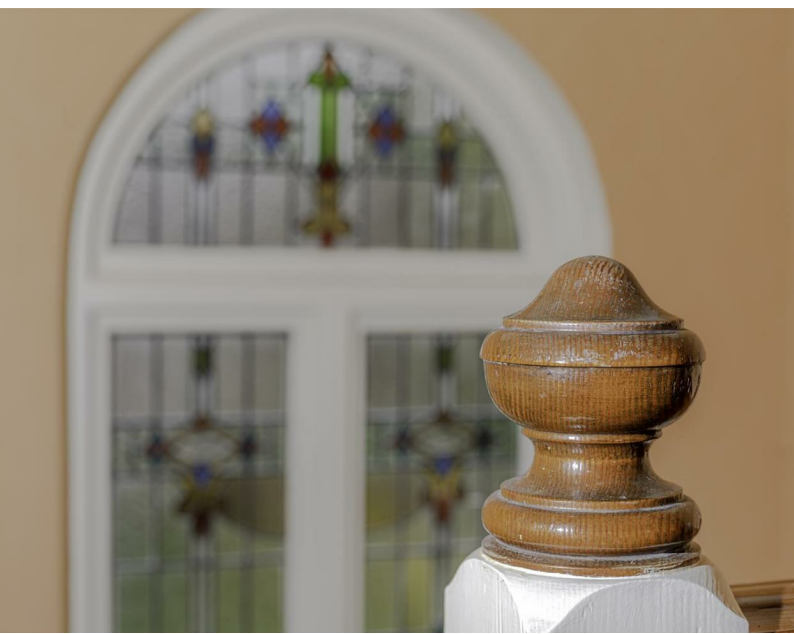
Services: All mains services connected.

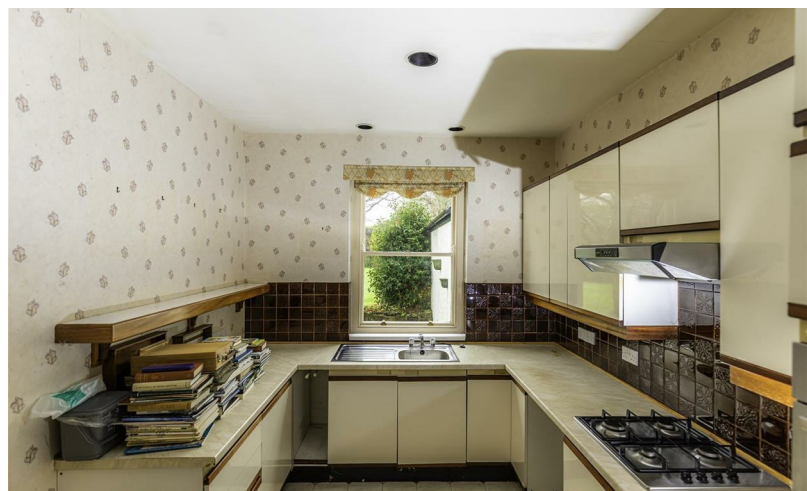
Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F

Viewing: Strictly by appointment with R K Lucas & Son and subject to Covid regulations.

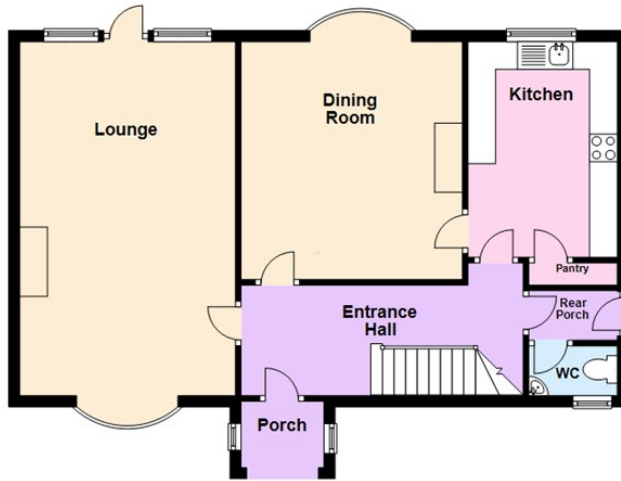




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Ground Floor



First Floor



Total area: approx. 142.0 sq. metres (1529.0 sq. feet)

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

From our Haverfordwest office continue up High Street and onto Dew Street. At the traffic lights, continue straight on to the Milford Road until you reach the roundabout. Take the first exit and the property will be on your right hand side, opposite the entrance to the police station.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(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.