



## Carreg-Yr-Onen, Penparc

£280,000 Freehold

Attractive 4-bed semi in Penparc, near Trefin. Features 2 receptions, kitchen, utility, gardens, rural views. Close to St Davids, Fishguard, and scenic Pembrokeshire coast.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



R K Lucas & Son are delighted to offer to the market this attractive semi-detached home located on the outskirts of the sought after north Pembrokeshire village of Trefin in a hamlet known as Penparc. The property briefly comprises 4 double bedrooms, 2 reception rooms, kitchen, utility, and family bathroom and benefits from well maintained front and rear gardens and stunning rural views from the first floor.

Early viewing is recommended to fully appreciate all this property and location have to offer.

**Entrance hall**

Timber entrance door with decorative glass insert, tiled flooring

**Living room**

Timber flooring, log burner, 2 x double glazed window to front, built-in storage cupboard

**Kitchen**

Matching base and wall units, double drainer sink, integrated electric oven and hob, double glazed window to the rear

**Dining room**

Timber flooring, double glazed window to the rear

**Utility room**

Tiled flooring, 2 x double glazed windows to rear, glass panelled rear entrance door

**Bedroom 1**

Double bedroom with timber flooring, feature panelled wall, double glazed window to the front

**Bedroom 2**

Double bedroom with timber flooring, 2 x double glazed windows to the front

**Bedroom 3**

Double bedroom with timber flooring, double glazed window to the rear

**Bedroom 4**

Double bedroom with timber flooring, double glazed window to the rear

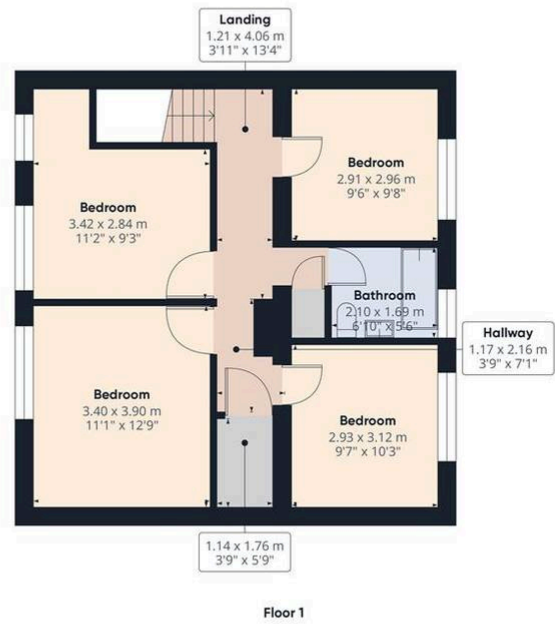
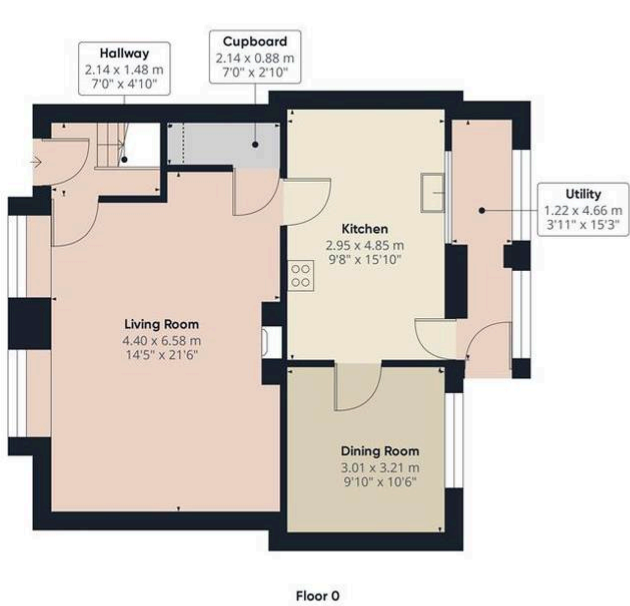
**Bathroom**

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



## **GARDEN**

The property is approached via a path passing a lawned garden with raised borders. On street parking is available in front of the property. To the rear is an enclosed garden with lawn and patio areas and rear access through double five bar gates.



**Approximate total area<sup>(1)</sup>**  
120.34 m<sup>2</sup>  
1295.33 ft<sup>2</sup>

**Reduced headroom**  
0.24 m<sup>2</sup>  
2.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		