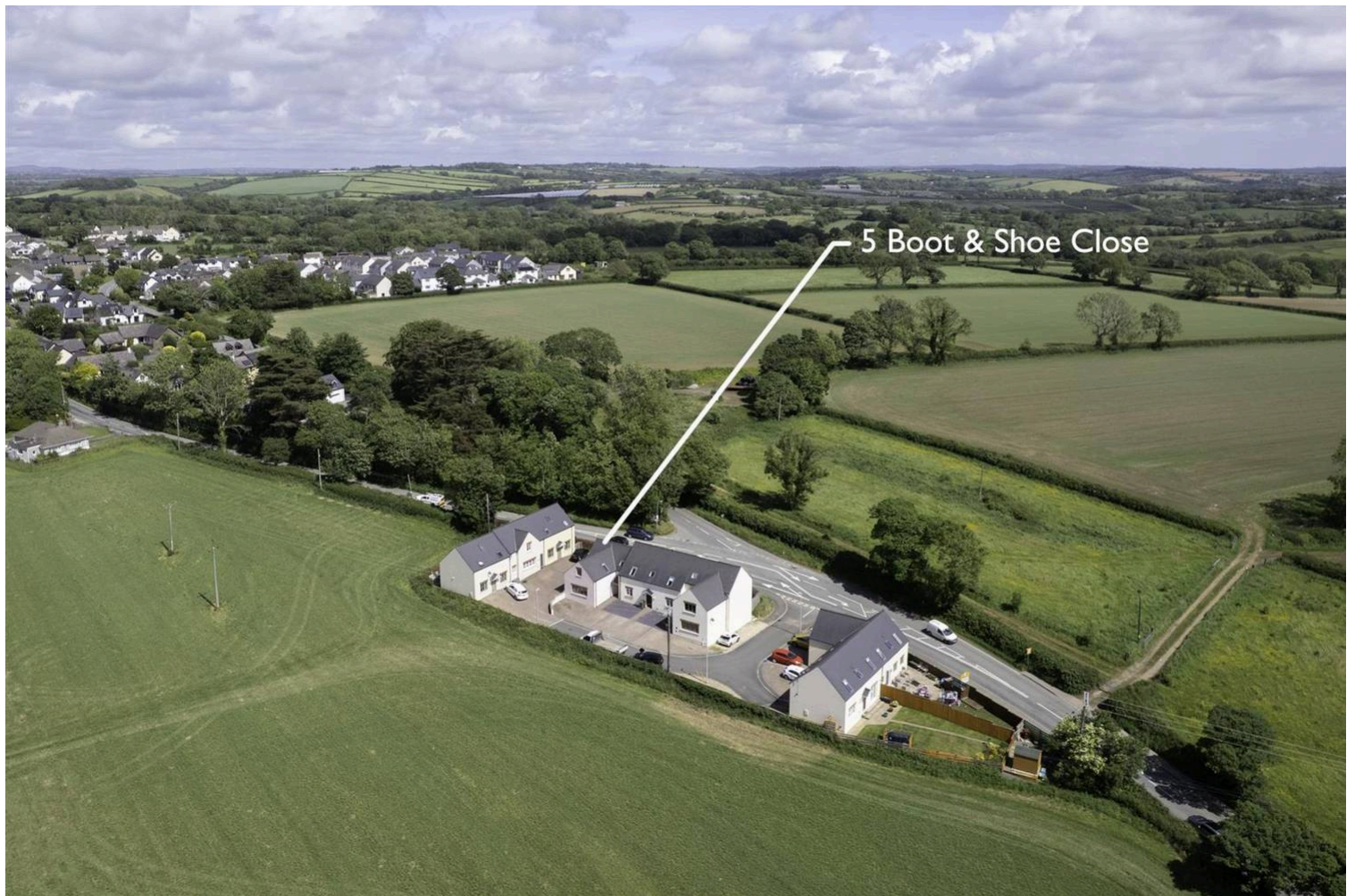




5 Boot & Shoe Close, Crundale

£210,000 Freehold

Charming 3-bed end-terrace in Crundale with countryside views, modern kitchen, garden, parking for two, and easy access to Haverfordwest and Pembrokeshire attractions.



Perfectly positioned for exploring Pembrokeshire's award-winning beaches and the spectacular Preseli Mountains, 5 Boot & Shoe Close offers an excellent opportunity to embrace countryside living without compromise.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Low maintenance garden
- Desirable village location
- Semi-rural with countryside views
- End-Terraced property
- Off-road parking

Entrance Hallway

Tiled flooring, composite door

Living room

Timber flooring, double glazed uPVC window to the front

Kitchen / Dining room

Tiled flooring, matching base and wall units with integrated appliances, double glazed uPVC window to the rear, double glazed uPVC double doors to outside

WC

Tile flooring, low flush toilet, hand basin

Landing

Fitted carpet

Bedroom 1

Fitted carpet, double glazed uPVC window to the front, Velux window to the side, storage

Bedroom 2

Fitted carpet, Velux window

Bedroom 3

Fitted carpet, Velux window

Bathroom

Tiled flooring, panelled walls, bath with overhead shower, close coupled toilet, hand basin, Velux window

Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 116.3 sq. metres (1251.4 sq. feet)

5 Boot & Shoe Close, Crundale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	87
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	