



## Primrose Cottage, Ambleston

£399,999 Freehold

Modern four-bedroom detached home in Ambleston with spacious living areas, en-suite main bedroom, garage with gym, and rural setting near Haverfordwest and Pembrokeshire coast.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Immaculate interior
- Detached family home
- Rural Village Location
- Four Bedrooms
- Gated driveway
- Double Glazing and Oil Central Heating

**Entrance**

Front door with decorative glass panel inserts, tiled flooring

**Hallway**

Timber flooring, understairs storage, stairs

**Bedroom 4/ Office**

Timber flooring, double glazed uPVC window to the front

**WC**

Tiled flooring, close coupled WC, hand basin

**Kitchen**

Tiled flooring with underfloor heating, matching base and wall units with integrated appliances and plentiful storage space, featuring an island with integrated hob and charging points. Double glazed uPVC window to the rear and conservatory with double glazed uPVC units throughout.

**Living room**

Fitted carpet with underfloor heating, dual aspect double glazed uPVC windows

**Landing**

Fitted carpet

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the front, fitted wardrobes, storage

**En-suite**

Tiled throughout, walk in shower, close coupled WC, hand basin with unit, double glazed uPVC window to the rear

**Bedroom 2**

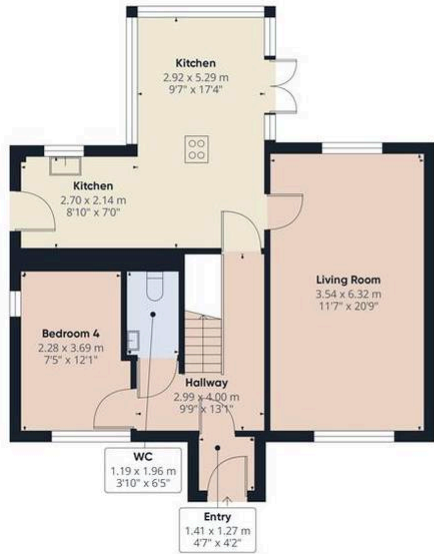
Fitted carpet, double glazed uPVC window to the rear

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the front

**Bathroom**

Tiled throughout, P bath with glass shower door, close coupled toilet with hand basin unit



Floor 0 Building 1



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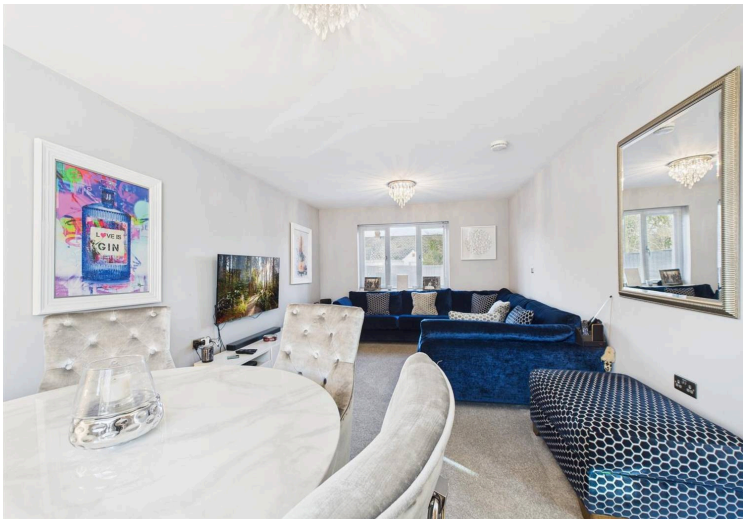
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
141.4 m<sup>2</sup>  
1522 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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> | <b>74</b>               | <b>78</b> |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |