



## 24 Hazel Grove, Llanstadwell

£275,000 Freehold

Well-maintained 3-bed detached bungalow with 2 baths, 2 receptions, large kitchen, garage, off-road parking and private gardens, in the coastal village of Llanstadwell.



Situated in the coastal village of Llanstadwell, providing easy access to the Haven waterway, the Pembrokeshire Coast National Parks and the neighbouring town of Neyland.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- No Onward Chain
- Garage & ample parking
- Private rear garden
- 3 Bedrooms
- 2 Reception Rooms
- Ample built-in storage
- Large windows with garden views
- Close to the Estuary
- Estuary views from the garden

**Entrance Porch**

Sliding patio door to front.

**Living Room**

18' 3" x 14' 8" (5.56m x 4.47m)

Spacious, airy room overlooking the private rear garden

**Kitchen**

16' 1" x 12' 7" (4.91m x 3.84m)

Large range of wall and base units, door and window to rear, open- plan to Dining Room

**Dining Room**

Window to rear, open-plan to Kitchen

**Bedroom 1**

12' 7" x 9' 5" (3.83m x 2.86m)

Window to rear overlooking private garden

**Bedroom 2**

9' 3" x 9' 0" (2.83m x 2.75m)

Window to side

**Bathroom**

6' 2" x 5' 5" (1.89m x 1.65m)

Window to rear, bath, WC and pedestal sink

**Bedroom 3**

18' 4" x 9' 1" (5.60m x 2.76m)

Window to front, door to En-Suite Shower room

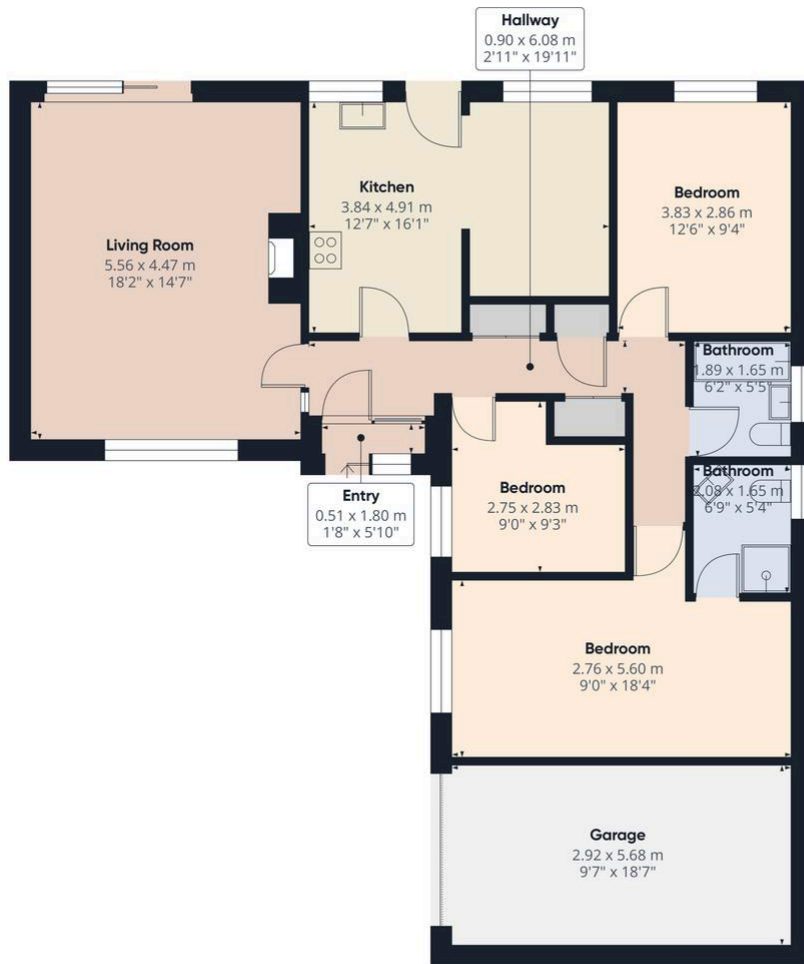
**En-Suite Shower Room**

6' 10" x 5' 5" (2.09m x 1.65m)

Window to rear, WC, vanity wash hand basin, shower cubicle

**Garage**

18' 8" x 9' 7" (5.68m x 2.92m)

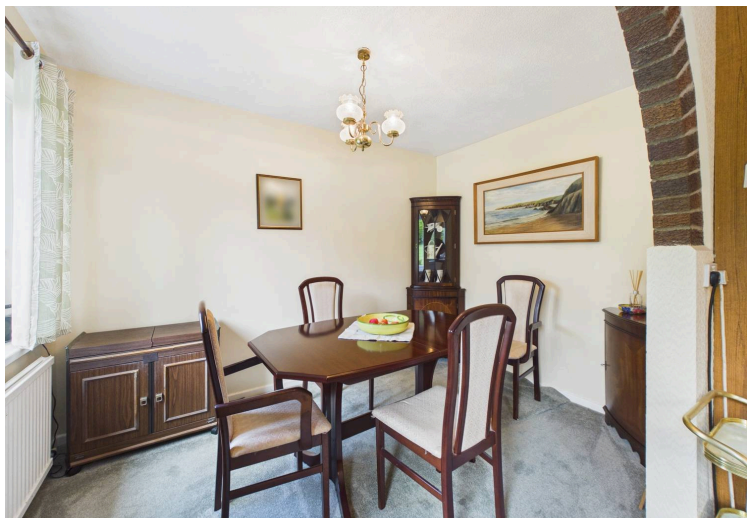
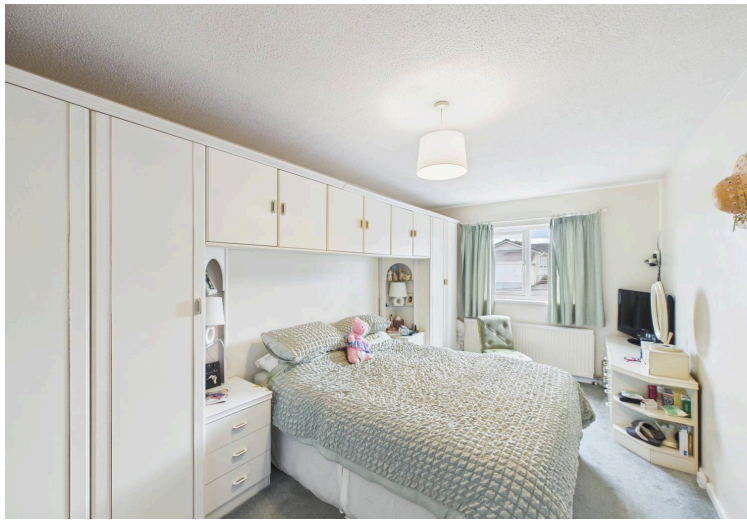


**Approximate total area<sup>(1)</sup>**  
109.9 m<sup>2</sup>  
1184 ft<sup>2</sup>

(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.

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### 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>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 