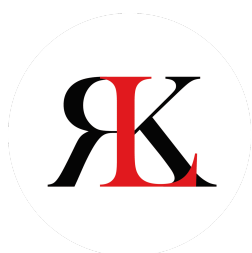




Primrose Cottage, Ambleston

£389,999 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.



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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
- No Chain

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

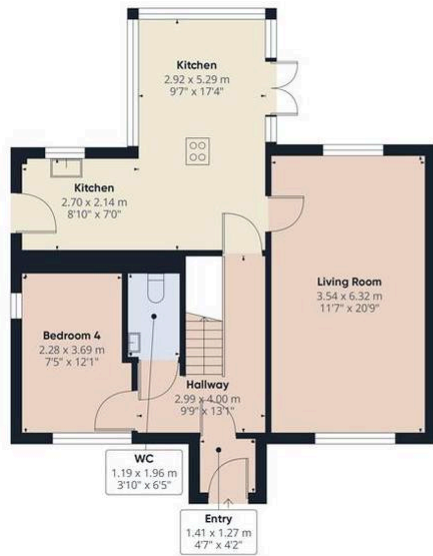
Tiled throughout, P bath with glass shower door, close coupled toilet with hand basin unit

Outside

To the front, the property is approached via a gated paved driveway providing parking for multiple vehicles. To the rear, an enclosed lawned garden with a patio area, offering a private and practical outdoor space.

Additional information

Tenure: Freehold Services: Mains electricity, water and drainage, oil fired central heating with solar powered hot water . Local Authority: Pembrokeshire County Council Council Tax: Band E Viewing: By appointment with R K Lucas & son Broadband: Super fast broadband available Mobile coverage: Available from a range of providers For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.



Floor 0 Building 1



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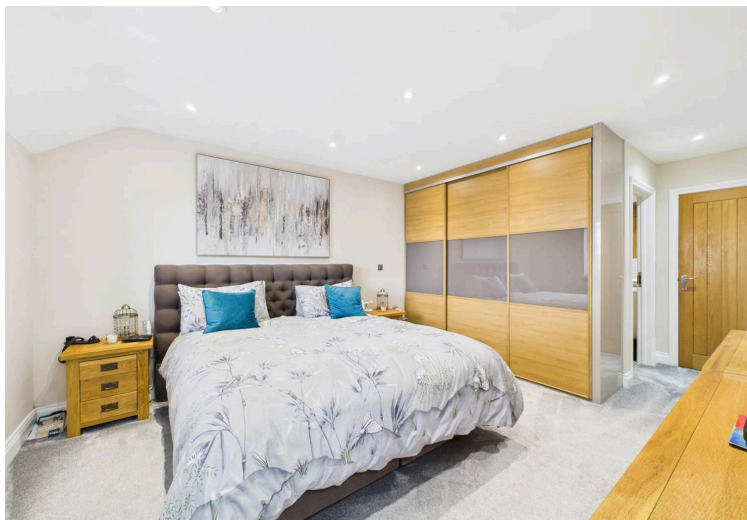
Floor 0 Building 2

Approximate total area⁽¹⁾
141.4 m²
1522 ft²

(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+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC