



8 Cleddau Close, Llangwm, Haverfordwest SA62 4NQ

Offers in the region of £389,999

**Executive Detached Dormer Bungalow
Five Double Bedrooms
Double Garage And Plenty Of Off Road
Parking
Immaculately Presented
No Chain Sale**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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CP/RO/80730/050321

DESCRIPTION

NO CHAIN SALE.

Located on the prestigious and sought close, 8 Cleddau Close is a stunning example of a modern, spacious family home and has been kept in a immaculate condition by the present owners. Internally the house is very light and airy with a modern colour scheme running throughout, spacious rooms certainly add to the feeling of space and it really is a fantastic family sized home to include 5 double bedrooms, 3 bathrooms and 2 reception rooms, all with anthracite grey, with a white internal finish doors and replacement double glazed windows. Externally you will fully appreciate the size of the plot that the property sits on with a double garage, plentiful off road parking and nice sized garden to the fore and rear.

Please contact the Milford Haven office for more information or to arrange your accompanied viewing on 01646 690096.

ENTRANCE PORCH AREA

6'6 x 5'8 (1.98m x 1.73m)

Entered via an anthracite grey with white internal door, radiator, doors leading off to:

HALLWAY

Stairs to first floor, large storage cupboard space, airing cupboard with radiator, radiators.

LOUNGE

21'10 x 20'3 (6.65m x 6.17m)

Double glazed windows to fore and rear, feature fireplace containing fuel burner with exposed flue stood on a slate hearth, staircase to master bedroom and ensuite, radiators.

KITCHEN/BREAKFAST ROOM

16'6 x 10'8 (5.03m x 3.25m)

Double glazed window to rear, a range of solid oak wall and base units with slab tech work surfaces over, under unit lighting, bowl sink with mixer tap over integral double eye-level oven and grill with integral 5 ring gas hob and extractor fan over, integral dishwasher and integral Neff fridge, integral large pantry space with sensor spotlighting, spotlights, tiled splash back, slate effect porcelain tiled flooring, vertical column radiator.

UTILITY ROOM

14'9 x 5'7 (4.50m x 1.70m)

A range of solid oak wall and base units with Slab tech work surface over, stainless steel sink and drainer with mixer tap over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, slate effect porcelain tiled flooring, double glazed door to rear leading out to garden space.

DINING ROOM

18'6 x 10'6 (5.64m x 3.20m)

Double glazed windows to rear and side, radiator.

FAMILY BATHROOM

9'4 x 6'5 (2.84m x 1.96m)

Obscure double glazed window to side, bath with shower and glass screen over, low level WC, vanity wash hand basin, tiled walls and flooring, radiator.

BEDROOM 1

19'1 x 9'4 (5.82m x 2.84m)

Double glazed windows to fore and side, radiator.

BEDROOM 2

15'9 x 11'10 (4.80m x 3.61m)

Double glazed windows to fore and side, fitted cabin bed space, radiator.

BEDROOM 3

17'10 x 11'1 (5.44m x 3.38m)

Double glazed windows to fore and side, storage into eaves space, radiator.

SHOWER ROOM

7'7 x 5'6 (2.31m x 1.68m)

Velux window to side, double shower enclosure, low level WC, wash hand basin, tiled splash back, radiator.

BEDROOM 4

16'6 x 11'1 (5.03m x 3.38m)

Double glazed window to rear, storage into eaves space.

BEDROOM 5 (MASTER)

21'7 x 9'8 (6.58m x 2.95m)

Double glazed window to fore, storage into eaves space, fitted wardrobe space, radiator.

EN-SUITE

11'7 x 9'8 (3.53m x 2.95m)

Velux window to side, double shower enclosure, low level WC, wash hand bowl basin, built in vanity unit, storage into eaves space, part tiled walls, tiled flooring, radiator.

GARAGE

18'7 x 17'6 (5.66m x 5.33m)

Two up and over doors, electricity supply, vehicle inspection pit,

staircase to upper level storage space.

EXTERNALLY

To the fore of the property is a large driveway to accommodate multiple vehicles leading to the **GARAGE**. To the side of the driveway is a enclosed garden area mainly laid to lawn. To the rear of the property is a large, private and secure rear garden to include a large lawned area, mature hedging and shrubbery, patio space and decked area partly under cover to accommodate the weather all year round not just the warmer months and the largest of gatherings with plentiful space.

SERVICES

We are advised mains services are connected to the property.

COUNCIL TAX BAND F

£2070.68

VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Milford Haven branch turn left onto Hamilton Terrace and continue along the road towards Steynton. At the Horse & Jockey Crossroads, turn right on Neyland Road signposted to Neyland and continue along until reaching the main Neyland roundabout. At the roundabout, take the second exit onto St Marys Park. Continue to Rosemarket, turn right onto West Street then left on to Middle Street. Turn right towards Stonelea, follow Stonelea and left onto Ashdale Lane to Cleddau Close where number 8 can be identified on the left hand side by our John Francis For Sale board.