



Rock Park The Causeway, Camrose, Haverfordwest, Pembrokeshire, SA62 6HG

£295,000

- 2/3 Bedroom Detached Bungalow
- Sought After Rural Location
- Mature Gardens & Orchard
- Ample Off Road Parking & Detached Garage
- Renovation Project With Ample Potential
- EPC Rating G

Rock Park The Causeway, Haverfordwest SA62 6HG

A 2/3 bedroom detached bungalow in need of a complete renovation situated in the outskirts of the rural village of Camrose. Benefitting from tranquil gardens and orchard, ample off road parking and detached single garage. We highly recommend viewing to appreciate the wide range of potential this property has to offer.



Council Tax Band: D



Property

An ideal opportunity for renovation and modernisation, Rock Park is a 2/3 bedroom detached bungalow set in mature grounds with driveway offering parking for several vehicles, detached garage, greenhouse and wood/coal store. The generous plot offers front, side and rear lawned gardens, seating areas and established hedges, trees and plants including orchard of fruit trees, situated on the outskirts of the popular village of Camrose. The accommodation comprises: Hall, 2 Reception Rooms, 2 Bedrooms, Bathroom, Kitchen, Utility Room & Loft Room.

Location

Camrose is a sought after rural village location north of the county town of Haverfordwest with its many amenities including road and rail links, hospital, schools and colleges, retail parks and supermarkets.

Directions

From Haverfordwest town centre take the B4330 towards Croesgoch, continue along this road for approximately 4 miles or take the A40 Fishguard Road and turn off towards Camrose (opposite Hangar 5) and at Folly Cross take the 2nd left turn onto The Causeway signposted to Roch. Rock Park is the first property on your right hand side clearly identified by our Town, Coast & Country Estates' For Sale board. For GPS purposes the property's postcode is SA62 6HG.

The bungalow is approached through double wooden gates, mature garden laid to lawn, driveway and path leading to partially obscure glazed entrance door and steps up to

Entrance Hallway

Radiators. Door to

Reception Room

11'10 (max) x 10'11 (max)

Partially obscure glazed bay window to front. Decorative fireplace with

tiled hearth and surround with wooden shelf over housing solid fuel burner. Door to

Bedroom

12'0 x 10'0

Window to front. Radiator.

Bedroom

12'11 (max) x 11'11 (max)

Bay window to side and window to rear. Decorative fireplace with tiled hearth and surround housing solid fuel burner. Radiator.

Bathroom

9'5 (max) x 5'11 (max)

Partially obscure glazed window to rear. Suite comprising bath, w/c and wash hand basin. Partially tiled walls. Airing cupboard housing water tank.

Reception Room

13'5 (max) x 10'7 (max)

Partially obscure glazed bay window to front. Open fireplace with slate hearth housing Startford ECO boiler HE stove. Storage cupboard.

Kitchen

11'10 x 10'4

Window to side. Door to utility room. Wall and base units. Stainless steel sink and drainer. Royal Rayburn. Space and plumbing for washing machine. Quarry tiled floor. Hatch and pull down stairs to

Loft Room

17'1 (max) x 11'8 (max)

Window to front. Under eaves storage. Sloping ceiling. Pine floor.

Utility Room

14'0 x 5'3

Windows to front, side and rear. Door to front external. tiled floor.

Externally

Mature and established gardens surround this property offering lawns, seating areas, pathways through hedgerows, greenhouse and wood/coal shed. Beyond the rear lawn a wild garden leads to an orchard of fruit trees including apple, pear, cherry and plum. The driveway offering extensive parking leads to

Garage

22'11 x 8'5

Detached brick garage with asbestos tiled roof.

Tenure

Freehold.

Services

Mains electricity. Private drainage. Private well water and Solid fuel heating.

Viewings

Strictly by appointment through Town, Coast & Country Estates please.







This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F	18	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	